LIBRARY
OF THE
UNIVERSITY
OF ILLINOIS
352.05
NEW
v.40
no.27-52

35205
NEW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

14 Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its offce, Rooms 1000 to 1018, Municipal Building New York City

THE LIBRARY OF THE
JUL 25 1955
UNIVERSITY OF ILLINOIS

Vol. XL | Subscription $10.00 a year | July 5, 1955 | Single Copies, 20 Cents By Mail, 25 cents | No. 27

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Motion for a Stay.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting of Tuesday Morning, June 28, 1955, Affecting Calendar Numbers 137-26-BZ—Vol. II, 221-28-BZ—Vol. II, 249-33-BZ—Vol. III, 595-44-BZ—Vol. II, 596-44-A—Vol. II, 365-49-BZ—Vol. II, 737-53-BZ—Vol. II, 952-54-BZ, 969-54-BZ, 991-54-BZ, 1001-54-BZ, 32-55-BZ, 33-55-A, 63-55-BZ, 91-55-BZ, 125-55-BZ, 138-55-BZ, 170-55-BZ, 214-55-BZ, 483-50-BZ—Vol. III, 833-27-BZ—Vol. IV, 151-55-A, 626-29-BZ—Vol. IV, 330-33-BZ—Vol. IV, 82-55-A, 135-42-BZ—Vol. II, 193-50-BZ—Vol. II, 394-51-BZ—Vol. II, 606-51-BZ—Vol. II, 70-52-BZ—Vol. II, 333-52-A—Vol. II, 606-52-BZ—Vol. II, 6-53-BZ, 634-54-BZ, 852-54-BZ, 958-54-BZ, 987-54-BZ, 988-54-A, 1000-54-BZ, 1-55-BZ, 15-55-BZ, 294-55-BZ and 295-55-A.

Minutes of Regular Meeting of Tuesday Afternoon, June 28, 1955, Affecting Calendar Numbers 1464-39-GR, 208-50-SM, 880-50-SA, 726-54-SM, 734-54-SM, 982-54-SM, 278-55-SM, 321-55-SA, 510-52-SM, 577-39-SA, 706-54-A—Vol. II, 738-54-A, 58-50-A—Vol. II, 812-54-A, 392-48-A—Vol. II, 475-54-A, 670-54-A, 177-55-A, 393-55-A, 439-55-A, 492-29-BZ—Vol. V, 234-41-BZ, 593-41-BZ—Vol. II, 844-48-BZ, 833-41-BZ—Vol. II, 383-48-BZ—Vol. II, 231-52-BZ, 666-54-BZ, 717-54-BZ, 59-21-BZ—Vol. II, 550-32-BZ—Vol. II, 57-50-BZ—Vol. III, 700-41-BZ—Vol. II, 510-47-BZ—Vol. II, 380-49-BZ—Vol. III, 910-49-BZ—Vol. II, 146-52-BZ—Vol. II, 811-52-BZ—Vol. III and 295-53-BZ.

MOTION FOR A STAY.

On May 11, 1955, Copies of Affidavit and Order to Show Cause and Petition and Order of Certiorari were served on the Board by George J. Gross and Aaron H. Walowit, attorneys for petitioners, Ralph J. Bunehe, et al, objecting property owners, seeking a review of the Board's determination on April 26, 1955, granting a variance under Scetion 21 of the Zoning Resolution, to permit in a residence use, G area distriet, the erection and maintenanee of a Class A multiple dwelling: Cal. No. 807-54-BZ; Premises 115-76 Park Lane, South, N. E. Cor. of Mayfair Road, Kew Gardens, Borough of Queens.

On June 20, 1955, a Copy of Order for a Stay was filed with the Board. enjoining the Respondents (Parkwood Construction Corp.) and the Borough Superintendent of Queens from any and all further proceedings, pending hearing and determination by the Court of Certiorari proeeeding, and further staying and enjoining the Respondent from selling or otherwise disposing of its property, which is the subject of this proceeding.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION
10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

Notice of a Public Hearing on Proposed Amendment to Rules for Inspection of Opening Protective Assemblies.

Notice of Public Hearing on Proposed Rules Covering Dry Cleaning Establishments Pursuant to the Zoning Resolution of The City of New York.

CALENDAR

DOCKET

New cases filed up to June 28, 1955

Cal. No. *Dept.* *Premises Affected*

486-55-SM—Atlas Duraplastic Air-Entraining Portland Cement, Types IA and IIA and Atlas White Duraplastic Air-Entraining Portland Cement, manufactured by Universal Atlas Cement Co., Material.

487-55-SM—Nazareth Air-Entraining Portland Cement, Types IA and IIA, and Nazco (High Early Strength) Air-Entraining Portland Cement, Type IIIA, manufactured by Nazareth Cement Co., Material.

488-55-SM—Whitehall Air-Entraining Portland Cement, Types IA and IIIA, manufactured by Whitehall Cement Manufacturing Co., Material.

489-55-SM—Matico and Wright Vinyl Tile (flooring), manufactured by Mastic Tile Corp. of America, Material.

490-55-SM—Matico and Wightex Rubber Tile (flooring), manufactured by Mastic Tile Corp., Material.

491-55-SM—Roddiscraft Mineral Core Partition Panels, manufactured by Roddis Plywood Corp., Material.

492-55-SM—Roddiscraft Protext Partition Panels, manufactured by Roddis Plywood Corp., Material.

493-55-SA—Quaker Gas-fired Sleeve Type Heaters, Models HR-7, HR-9, CH-27, and CH-29, manufactured by Quaker Manufacturing Co., Heater Division of Florence Stove Co., Appliance.

494-55-BZ—H.B.B.—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn, N.B. 313-55—re garage for five cars and repair shop in business use district.

495-55-A—H.B.B.—7704 3rd avenue, west side, 20 ft. south of 77th street, Block 5959, Lot 42, Borough of Brooklyn, Amendment to Alt. 1734-47—re extension of business use in frame building.

496-55-A—H.B.M.—8 Washington place and 275 Mercer street, southwest corner, Block 546, Lot 21, Borough of Manhattan, Alt. 895-55—re egress.

497-55-BZ—H.B.B.—8118 13th avenue, west side, 60 ft. north of 82nd street, Block 6291, Lot 43, Borough of Brooklyn, N.B. 1514-55—re area, etc.

498-55-BZ—H.B.Q.—47-47 158th street, northeast corner of Oak avenue, Block 5488, Lot 8, Flushing, Borough of Queens, N.B. 2875-53—re offset of chimney from Oak avenue building line.

499-55-BZ—H.B.Bx.—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx, Alt. 470-55—re loading berth, etc.

500-55-BZ—H.B.Q.—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens, N.B. 1706-55—re drive-in restaurant, kitchen service and parking and storage of more than 5 motor vehicles.

501-55-SM—L. O. Koven and Brothers, Inc. 550 Gallon Gasoline Storage Tank, manufactured by L. O. Koven & Brothers, Inc., Material.

502-55-A—H.B.M.—444 Broadway, east side, 111 ft. 11½ in. north of Howard street, and 10-12 Crosby street, west side, 119 ft. 1 in. north of Howard street, Block 232, Lot 5, Borough of Manhattan, Amendment to B.N. 1730-54—re cellar, etc.

503-55-SM—Security Fire Door Co. One and One-half Hour Counter-balanced Elevator Door (bi-parting), manufactured by Security Fire Door Co., Material.

504-55-SM—Security Fire Door Co. Kalamein Swing Door and Pressed Steel Frame, manufactured by Security Fire Door Co., Material.

505-55-SM—Security Fire Door Co. Fireproof Counter-balanced Door, manufactured by Security Fire Door Co., Material.

506-55-SA—Colespa Coin-Operated Automatic Cup Vendor Dispensing Carbonated and Non-Carbonated Soft Drink Dispenser, Models 1-D, 3-D, 4-D, 3 DeLuxe and 6 DeLuxe, manufactured by Cole Products Corp., Appliance.

507-55-BZ—H.B.Q.—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 30, 32 and 35, Edgemere, Borough of Queens, N.B. 2453-55—re storage and sale of flooring materials, etc.

508-55-BZ—H.B.B.—5801-5803 16th avenue, southeast corner of 58th street Block 5503, Lot 9, Borough of Brooklyn, N.B. 1171-55—re gasoline service station, auto laundry, minor repairs, and storage of five commercial vehicles, etc. business entrances within 75 ft. of residence district.

509-55-A—H.B.M.—703-719 3rd avenue, east side, from East 44th to East 45th streets, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive, 44-51 inclusive, Borough of Manhattan, Amendment to N.B. 119-53—re lot line windows, etc.

510-55-A—H.B.B.—708 Liberty avenue, south side, 75 ft. east of Elton street, Block 3986, Lot 13, Borough of Brooklyn, Alt. 1983-54—re exit, etc.

Restored to Docket

58-50-A Vol. II—H.B.M.—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, 4th, 5th, 6th floors and roof, Block 780, Lot 19, Borough of Manhattan, Alt. 515-55.

510-52-SM—Wayne Brikcrete, manufactured by John H McCall, Material.

CALENDAR

577-39-SA—Iron Fireman Oil Burner, Model M (reopened for test and report as to additional model M-3), manufactured by Iron Fireman Corp., Appliance.

59-21-BZ Vol. II—H.B.B.—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn, Alt. 590-55.

57-50-BZ Vol. II—H.B.M.—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan, Alt. 515-55.

550-32-BZ Vol. II—H.B.B.—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn, N.B. 901-55.

811-52-BZ Vol. III — H.B.B. — 1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn, Alt. 1803-55.

910-49-BZ Vol. II—H.B.Bx.—972 Castle Hill avenue, east side, from Bruckner boulevard to Houghton avenue, 2200 Bruckner boulevard and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx, Alt. 305-55.

510-47-BZ Vol. II—H.B.B.—519-529 Avenue P and 1604-1610 Ocean parkway, northwest corner, Block 6612, Lot 52, Borough of Brooklyn, N.B. 962-55.

146-52-BZ Vol. II—H.B.Q.—271-01 to 271-19 Union turnpike, northeast corner, of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens, N.B. 1728-55.

380-49-BZ Vol. III—H.B.Q.—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens, N.B. 2666-55.

295-53-BZ—H.B.Bx.—2630 and 2634 Bailey avenue, east side, 150 ft. south of West 193rd street, Block 3239, Lots 14, 16 and 17, Borough of The Bronx, N.B. 280-53.

700-41-BZ Vol. II—H.B.B.—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn, N.B. 741-54.

DESIGNATIONS: **H.B.**—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, etc. ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

JULY 6, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July* 6, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

Laid over from June 7, 1955 to June 14, 1955, at the request of the applicant; then to July 6, 1955, for inspection and decision; hearing closed.

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the increase in height of existing storage garage by the addition of another story, and to permit the use of roof for the parking of motor vehicles.

CALENDAR

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

Laid over from June 14, 1955 to July 6, 1955, for inspection and decision; hearing closed.

312-55-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application March 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

201-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 55th Street Corp., owner (545 Madison Corp., long-term lessee).

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district the erection and maintenance of a bank and office building, without the required loading berth.

PREMISES AFFECTED—545-547 Madison avenue and 30-54 East 55th street, southeast corner, Block 1290, Lots 48, 52 and 148, Borough of Manhattan.

Laid over from June 21, 1955 to July 6, 1955, for inspection if necessary and decision; hearing closed.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A; then to May 24, 1955, for plans from three sources to be submitted as previously requested; then to June 7, 1955, for revised plans and for further consideration by the Board; then to June 28, 1955, for decision; then to July 6, 1955, at 10 A. M. for further consideration by the Board.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed; then to July 6, 1955, for applicant to file revised plans showing building reduced in length so as not to be against lot line of adjoining building on lot 215.

91-55-BZ

APPLICANT—Kitzler and Nurick, for Jecoma Corp., owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit, in a residence and business use district the reconstruction and reduction in size of garage for more than five motor vehicles, and to permit the inclusion of motor vehicle repair shop, and the parking of motor vehicles waiting service; to existing public garage, gasoline service station, greasing and office.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

Laid over from June 28, 1955, to July 6, 1955, at request of the applicant.

490-25-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Lena Reich, owner (Charles B. Dribben doing business as United Speedometer Repair Company, lessee).

SUBJECT—Application reopened June 7, 1955 for consideration as to extension of term of variance and change of zone from residence to business—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in use on 2nd floor from undertaker's office to storage and workshop (speedometer repairs).

PREMISES AFFECTED—342 West 70th street, south side, 466 ft. west of West End avenue, Block 1181, Lot 151, Borough of Manhattan.

68-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp., and 30 Brighton 11th Street Corp., owners.

SUBJECT—Application reopened May 10, 1955 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.

PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

1093-39-BZ—Vol. II

APPLICANT—William J. Heiser, for News Syndicate Company, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the extension in area of second floor to rear lot line, without the required rear yard.

PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18 and 37, Borough of Brooklyn.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7A of the zoning resolution, to permit in the residence use district portion of a plot the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

880-54-BZ

APPLICANT—William A. Giesen, for Harry A. Geller, owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning

CALENDAR

resolution, to permit in a local retail use, C area district the erection and maintenance of a business structure (stores) using more than the area permitted, and without the required rear yard at curb level.
PREMISES AFFECTED—728 A and B and 730 A and B East 233rd street, south side, 230.6 ft. east of White Plains road, Block 4846, Lot 54, Borough of The Bronx.

955-54-BZ

APPLICANT—Meyer Fine, owner.
SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs and office, and to permit the parking of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens.

968-54-BZ

APPLICANT—Joseph Platzker and Philip Freshman, for Storage Realty Co., Inc., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.
PREMISES AFFECTED—10 Pitt street, east side, 125.5 ft. north of Grand street, Block 336, Lot 4, Borough of Manhattan.

975-54-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.
SUBJECT—Application December 28, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.
PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.

40-55-BZ

APPLICANT—Arnold W. Lederer, For Congregation Ahavath Achim, owner.
SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the extension of existing structure, using more than the area permitted.
PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

910-53-A—Vol. II

APPLICANT—Arnold W. Lederer, For Congregation Ahavath Achim (Woodruff Avenue Temple), owner.
SUBJECT—Application reopened March 29, 1955 as Vol. II —re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.
SUBJECT—Application January 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.
PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.
SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.
SUBJECT—Application March 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

152-55-BZ

APPLICANT—Charles M. Spindler, for Carmine Paduano, owner.
SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—369-379 Avenue U and 2091-2101 East 1st street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn.

234-55-BZ

APPLICANT—Robert Gottlieb, for 68-74 East End Avenue Corp., owner (Rocket Cleaners, lessee).
SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7c of the Zoning resolution, to permit in a residence use district, the extension of existing northerly store into existing apartments at rear of stores, to be used as a cleaning and pressing store.
PREMISES AFFECTED—70 East End avenue, west side, 41 ft. 6 in. south of East 83rd street, Block 1579, Lot 28, Borough of Manhattan.

257-55-BZ

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Davidson, for 16 East 79th Street Realty Corp., owner.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a residence and restricted retail use district, the change in occupancy from one family dwelling to doctors' offices and two apartments.
PREMISES AFFECTED—16 East 79th street, south side, 90 ft. west of Madison avenue. Block 1393, Lot 60, Borough of Manhattan.

276-55-BZ

APPLICANT—Aaron N. Kiff, for York and Sawyer (St. Luke's Hospital, owner).
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit the erection and proposed hospital building in excess of the height limit.
PREMISES AFFECTED—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JULY 6, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon July* 6, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

Rules

1139-39-SR—Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

177-55-A

APPLICANT—Canada Dry Ginger Ale Inc., owner.
SUBJECT—Application March 8, 1955—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—59-02 Borden avenue, south side, 191.02 ft. west of Maurice avenue, Block 2657, Lot 40. Maspeth, Borough of Queens.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.

632-54-A

APPLICANT—Kraman Iron Works, for Samuel and Leonard Schack and David H. Sherman, owners.
SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lots 53 and 54, Borough of The Bronx.

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.
OWNER OF PREMISES—1765 Bushwick Avenue Corporation.
SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.
PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

786-54-A

APPLICANT—American Gas and Electric Service Corp., lessee (Hudson and Manhattan Railroad Co., owner).
SUBJECT—Application October 11, 1954—re Appeal from on order of the fire commissioner.
PREMISES AFFECTED—30 Church street, west side, from Dey to Cortlandt street, 18th floor; Block 61, Lot 1, Borough of Manhattan.

277-54-A—Vol. II

APPLICANT—The Procter and Gamble Manufacturing Company, owner.
SUBJECT—Application reopened May 10, 1955 as Vol. II—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—Richmond terrace, south side, 650 ft. west of Western avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Richmond.

372-54-A—Vol. II

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).
SUBJECT—Application reopened February 23, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 6 in. south of Lispenard street and 38 Lispenard street, Block 194, Lot 20, Borough of Manhattan.

630-54-A

APPLICANT—Joseph Mitchell, for Albert Schlessinger, owner.
SUBJECT—Application July 27, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—426 East 109th street, south side, 370 ft. east of 1st avenue, Block 1702, Lot 35, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 12, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.
SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.
PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed; then to June 14, 1955, as to possible change in zoning from business to retail; then to July 12, 1955, for applicant to submit decision of the borough superintendent and for two publications in the Bulletin.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.
SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories, and office, and to permit the parking of more than five motor vehicles waiting to be serviced.
PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner (Woodcrest Wood and Metal Cabinet Co., lessee).
SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets (no power driven saws).

CALENDAR

PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing public garage for more than five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles, gasoline service station and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application January 21, 1955—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

168-55-BZ

APPLICANT—Noah N. Sherman, for Frederick W. I. Lundy, owner Peter Pan Playland Corp., lessee).

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a term of ten years.

PREMISES AFFECTED—2601-2609 Emmons avenue north side, from East 26th to East 27th streets, Block 7490, Lots 40 and 80, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

Laid over from June 21, 1955 to July 12, 1955, for further inspection and decision; hearing closed.

304-55-BZ—Vol. II

APPLICANT—Henry Nordheim, for Papp's Motors Inc., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II re (decision of the borough superintendent) under sections 7a, 7i, 7h and 7A of the zoning resolution, to permit in the retail use district portion of plot the erection and maintenance of a motor vehicle repair shop, in conjunction with used car lot, (previously granted by the Board—not built) and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

Laid over from June 21, 1955 to July 12, 1955, for inspection and decision; hearing closed.

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application reopened July 13, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the addition of parking of employees' cars (no fee to be charged), to existing storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

Laid over from June 21, 1955 to July 12, 1955, for inspection and decision; hearing closed.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed; then to July 12, 1955, for applicant to file revised plans showing a masonry building throughout and no curb cuts on East 130th street.

CALENDAR

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch bandsaw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed; then to July 12, 1955, for inspection and decision.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

Laid over from June 21, 1955 to June 28, 1955, for decision of the borough president; then to July 12, 1955, at request of applicant.

594-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwellings units and restaurant (cabaret-no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

Laid over from June 21, 1955, to June 28, 1955, at the request of the applicant; then to July 12, 1955, for inspection and decision; hearing closed.

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Holding Corp., owner.

SUBJECT—Application reopened March 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

Laid over from June 28, 1955, to July 12, 1955, for inspection and decision; hearing closed.

330-42-BZ—Vol. IV

APPLICANT—Jeron Company, Inc., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. IV—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a building (store), using more than the area permitted, and to permit an exit to adjacent lot located in residence use district.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

427-55-A

APPLICANT—Jeron Company, Inc., owner.

SUBJECT—Application May 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

293-52-BZ—Vol. II

APPLICANT—Latham C. Squire, for 139 East 36th street Corp., owner (Pack Medical Foundation, lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with cancer and its allied diseases, using more than the area permitted.

PREMISES AFFECTED—277-279 Lexington avenue, east side, 42⅔ ft. north of East 36th street, Block 892, Lot 22, Borough of Manhattan.

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. F. and G. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and the parking of patrons cars (no fee to be charged) for a term of fifteen years.

CALENDAR

PREMISES AFFECTED—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue; 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx.

698-54-BZ

APPLICANT—Imre Chairman, for Salvatore S. Fazio (Dallo Auto Painting, lessee).
SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district for a term of ten years the change of use of premises to motor vehicle repair shop.
PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of The Bronx.

61-55-BZ

APPLICANT—R. S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).
SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service.
PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

62-55-A

APPLICANT—Reginald S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).
SUBJECT—Application January 28, 1955—filed pursuant to section 35, General City Law re premises located in proposed widening of mapped street—Parsons boulevard and 20th avenue.
PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

92-55-BZ

APPLICANT—M. Martin Elkind, for Salta Holding Corp., owner.
SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under section 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure to be used as an auto-showroom, motor vehicle repair shop, storage and sale of accessories and office for a franchised auto dealer, using more than the area permitted; and to permit the erection and maintenance of a gasoline service station; and the parking of more than five motor vehicles (for patrons and employees) on unbuilt upon portion of plot.
PREMISES AFFECTED—1431-1461 86th street, north side, 240 ft. east of 14th avenue, Block 6340, Lot 52, Borough of Brooklyn.

133-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Borden, Hyman Herringman, Julius Blackman and William Sparago, owner.
SUBJECT—Application February 16, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution. to permit in a retail use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3392-3406 Nostrand avenue, west side, 200 ft. north of Avenue U, Block 7334, Lot 27, Borough of Brooklyn.

141-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.
SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre to dress manufacturing, offices and storage on first floor, and offices on second floor.
PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, Block 3819, Lot 17, Borough of Brooklyn.

142-55-A

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.
SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, 2nd floor, Block 3819, Lot 17, Borough of Brooklyn.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.
PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

200-55-BZ

APPLICANT—Paul Friedman, for Pauline Schwartz and Joseph Rae, owners.
SUBJECT—Application March 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and accessory parking, for a term of fifteen years.
PREMISES AFFECTED—2376 Knapp street, northwest corner of Avenue X, Block 7410, Lot 184, Borough of Brooklyn.

215-55-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.
SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs, storage and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1770 Gunhill road, southeast corner of Wickham avenue, Block 4498, Lot 15, Borough of The Bronx.

218-55-BZ

APPLICANT—Charles M. Spindler, for Garden Flushing Service Station, Inc., owner.
SUBJECT—Application March 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, motor vehicle safety inspection station, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—152-174 Hegeman avenue, south side, from Osborn street to Thatford avenue, 622-626 Osborn street, and 549-551 Thatford avenue, Block 3637, Lots 32 and 41, Borough of Brooklyn.

223-55-BZ

APPLICANT—Henry Nordheim, for Antonio Scalone, owner.

CALENDAR

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing non storage garage.
PREMISES AFFECTED—974 Sacket avenue, south side, 381.17 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of The Bronx.

258-55-BZ
APPLICANT—Charles J. Wagner, for Sam Piazza, owner.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubitorium, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—417 Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Brooklyn.

263-55-BZ
APPLICANT—Robert Gottlieb, for Laura Albertario, owner.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district the erection and maintenance of an extension to basement at front of building, using more than the area permitted.
PREMISES AFFECTED—230 East 58th street, south side, 240 ft. west of 2nd avenue, Block 1331, Lot 34, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

104-53-SM
APPLICANT—Matrad Corporation, owner.
SUBJECT—Application January 20, 1953—Greek Pumice Aggregate (from the Island of Santorin) Concrete Roof Fill for Insulation, approval of.

315-55-SM
APPLICANT—Dragon Cement Company, Inc., owner.
SUBJECT—Application April 13, 1955—Dragon Air Entrained Cements, Types IA and IIIA, approval of.

732-54-SA
APPLICANT—New England Oven and Furnace Company, Inc., owner.
SUBJECT—Application September 10, 1954—New England Oven and Furnace Co., Inc., Gas Fired Industrial Drying Oven, Model TR, approval of.

530-54-SA
APPLICANT—Herring-Hall-Marvin Safe Company, owner.
SUBJECT—Application June 11, 1954—Quickdraft (draft induction, mechanical for furnace systems), approval of.

895-53-SA
APPLICANT—Yula Water Heaters, Inc., owner.
SUBJECT—Application December 11, 1953—Yula Straight Tube Steam Fuel Oil Heaters, Type B (bayonet), approval of.

21-55-SA
APPLICANT—Interboro Elevator Company, Inc., owner.
SUBJECT—Application January 14, 1955—Interboro Elevator Co., Inc., Hydro-Matic Elevator Control Device, Models 3, 5, and 6, approval of.

618-52-SM
APPLICANT—Valco Inc., owner.
SUBJECT—Application August 14, 1952—Valco Safety Valve (for fuel lines) approval of.

737-54-SA
APPLICANT—Troy Laundry and Machinery Division of American Machine and Metals, Inc., owner.
SUBJECT—Application September 28, 1954—Troy Laundrite (heavy duty washer), approval of.

775-53-SA
APPLICANT—Connor Engineering Corp., owner.
SUBJECT—Application October 26, 1953—Dorex Air Improver (mechanical ventilation—air purification), approval of.

922-54-SA
APPLICANT—The Weber Dental Manufacturing Company, owner.
SUBJECT—Application November 23, 1954—Weber Imperial Dental Unit, Model KC, approval of.

920-54-SA
APPLICANT—The Weber Dental Manufacturing Company, owner.
SUBJECT—Application November 23, 1954—Weber Ultra Coolant Handpiece Spray, Model 1 (accessory for dental units), approval of.

921-54-SA
APPLICANT—The Weber Dental Manufacturing Company, owner.
SUBJECT—Application November 23, 1954—Weber Imperial Unit, Model K, approval of.

878-50-SA
APPLICANT—W. S. Rockwell Company, owner.
SUBJECT—Application September 29, 1950—Gehnrich Bench, Cabinet and Truck Type Recirculating Ovens (standard equipment), approval of.

877-50-SA
APPLICANT—W. S. Rockwell Company, owner.
SUBJECT—Application September 29, 1950—Gehnrich Direct Gas Fired Air Heater (standard equipment), approval of.

396-55-SA
APPLICANT—Fitzgibbons Boiler Company, Inc., owner.
SUBJECT—Application April 29, 1955—Fitzgibbons Packaged Boiler Unit (oil fired), Models 39-59 to 304-464 inclusive, approval of.

397-55-SA
APPLICANT—Fitzgibbons Boiler Company, Inc., owner.
SUBJECT—Application April 29, 1955—Fitzgibbons Gas Boilers, Series 770, Models 77G1-E, F. EP, EPT, FPT, 77G2-E, EP, EPT and FPT, approval of.

427-46-SM—Vol II
APPLICANT—Frank N. Carucci, for Pioneer Concrete Products Company, Inc., owner.
SUBJECT—Application reopened January 18, 1955 as Vol. II test and report—Pioneer Cinder Block; previously dismissed for lack of prosecution re "P" Block (cinder concrete building block).

829-53-SM
APPLICANT—Twin Boro Cement Block Corp., owner.
SUBJECT—Application October 28, 1953—Twin Boro Cement Block Corp., Waylite Concrete Building Block, approval of.

106-55-SM
APPLICANT—The Masland Duraleather Company, owner.
SUBJECT—Application February 9, 1955—Masland Duran with fabric back Quality 2785 (flame resistant upholstery fabric), approval of.

CALENDAR

174-51-SA—Vol. II

APPLICANT—W. S. Rockwell Company, owner.
SUBJECT—Application reopened July 20, 1954 as to amendment—re Standard Gehnrich Electric Recirculating Truck Type Ovens; previously approved.

891-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner-manufacturer (Clewell Equipment Co., agent).
SUBJECT—Application reopened September 14, 1954 as to amendment—re Mueller Climatrol Gas-Fired Boiler, Models 10, 11 and 20; previously approved.

336-55-SA

APPLICANT—Charles Fuchs, for Metalmaster Corp., owner.
SUBJECT—Application April 19, 1955—Metalmaster Oil Burner and Silent Heet Distributing Corp., Oil Burner, Models A-1, A-2, A-3 and A-11, approval of.

171-52-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened December 15, 1953 as to amendment to resolution as to additional use of Firecode 60 Sheetrock—re USG Sheetrock Firecode 60 and 45 (incombustible wallboard and ceiling board); previously approved.

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.
SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

286-55-A

APPLICANT—Joseph Lau, for 2338 Third Avenue Corporation, owner.
SUBJECT—Application April 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2338 Third avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

90-55-A

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.
SUBJECT—Application February 8, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—317 East 67th street, 316 East 68th street, and 1278-1292 2nd avenue, east side, from East 67th to East 68th streets, Block 1442, Lot 1, Julia Richman High School, Borough of Manhattan.

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.
SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

857-54-A

APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.
SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

429-55-A

APPLICANT—Vito P. Battista, for M. Rosenzweig, owner owner under contract—Institute of Design and Construction).
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—309-313 Bridge street, east side, 135 ft. 2 in. south of Johnson street, Block 2047, Lot 7, Borough of Brooklyn.

392-48-A-Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.
SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.
SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.
SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees under will of Clement March), owner (Manhattan Lighting Equipment Co., lessee).
SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.
SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

322-55-A

APPLICANT—Joseph Lau, Tyird Estates, Inc., owner.
SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—202-204 East 19th street, south side, 50 ft. east of 3rd avenue, Block 899, part of Lot 1, Borough of Manhattan.

743-54-A

APPLICANT—Siegel and Green, for Ginzco Realty Corp., owner (Palace Hotel Corp., lessee).
SUBJECT—Application September 8, 1954—filed pursuant to sec. 310 M.D.L. for variation of secs. 30, 31 and 32 re height of ceiling, etc.
PREMISES AFFECTED—313-315 Bowery, east side, 90 ft. 2 in. south of East 2nd street and 5-7 Extra place, 2nd floor, Block 457, Lot 5, Borough of Manhattan.

CALENDAR

371-55-A

APPLICANT—Russell Colean, of York and Sawyer, Kiff, Colean, Voss and Souder, for Bowery Savings Banks, owner.

SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206-212 West 34th street, south side, 100 ft. west of 7th avenue, 209-211 West 33rd street, Block 783, Lots 33 and 50, Borough of Manhattan.

456-55-A

APPLICANT—Joseph Mitchell, for The Archbishopric of New York, owner.

SUBJECT—Application June 8, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—453 Madison avenue, east side, 60 ft. north of East 50th street, Block 1286, Lot 24 and part of Lot 22, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, July* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

JULY 19, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 19, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubine and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application April 6, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th streets; 425-435 East 48th street, north side and 422-430 East 49th street, south side, Block 1360, Lots 14, 15, 16, 26, 34, 35 and 37, Borough of Manhattan.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

166-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a high speed auto laundry (automatic) and stores, with an entrance or exit nearer the residence than is permitted.

PREMISES AFFECTED—248-01 to 248-09 Northern boulevard and 43-55 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

952-54-BZ

APPLICANT—Morris Shachnow, for Morris Shachnow, Julius Israel and David H. Israel, owners.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles, and the erection of a shelter for attendant.

CALENDAR

PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32-27 inclusive, Borough of Manhattan.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the extension in area of existing gasoline service station, and the installation of five additional gasoline storage tanks, and to rebuild the existing station to include lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories. and to permit the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick Avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

33-55-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

125-55-BZ

APPLICANT—Paul Friedman, for Marjorie Helbraun and Hannah Schiff, owners.

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories, and office with show windows nearer the residence use district than is permitted; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

138-55-BZ

APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owner (Irving Goodstein, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station to include lubritorium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories.

PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25.07 ft. east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed.

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed.

137-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for 1799 Coney Island Avenue Corp., owner.

SUBJECT—Application reopened June 21, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e, 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a building to be used as a motor vehicle repair shop, and permitting the unbuilt upon portion of plot to be used for the parking of customers' motor vehicles and for the sale and display of used cars (previously denied the erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—1793-1801 Coney Island avenue, east side, 305 ft. north of Avenue O, Block 6749, Lots 69 and 71, Borough of Brooklyn.

176-50-BZ

APPLICANT—Max Horn, for Frank Fenimore, owner.

SUBJECT—Application reopened June 21, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension of existing junk storage building.

PREMISES AFFECTED—106-01 to 106-15 154th street and 154-02 South road, southeast corner, Block 10122, Lot 1, Jamaica, Borough of Queens.

295-53-BZ

APPLICANT—James L. Lyons, Jr., for Emil Guterman, owner.

SUBJECT—Application reopened on June 28, 1955 for consideration of zoning change from business to residence use—re (decision of the borough superintendent) previously granted on condition under sections 7f and 21 of the zoning resolution, permitting in a business use district (now a residence use district) the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic) and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street, Block 3239, Lots 14, 16 and 17, Borough of The Bronx.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened June 28, 1955 for consideration as to affirmation of resolution in view of change of zoning from business to retail and as referred back to Board by Court—re (decision of the borough su-

CALENDAR

perintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in the business portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

172-36-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Coronet Piece Dye Works Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the continuation of existing building as a factory, dry cleaning, dyeing and finishing uses.

PREMISES AFFECTED—80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

246-41-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in area of accessory building, and the installation of two additional 550 gallon gasoline tanks, and to permit the existing low type gasoline dispensing pumps to remain instead of parkway type or originally approved, and to include the additional uses of motor vehicle repairs and the parking of motor vehicles awaiting service on existing gasoline service, lubritorium, and auto laundry.

PREMISES AFFECTED—2430-2432 Richmond road, northeast corner of New Dorp lane, Block 3627, Lot 1, New Dorp, Borough of Richmond.

564-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application reopened May 3, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district for a term of ten years, the maintenance of existing uses of kiddie park, miniature golf course, baseball batting range and storage shed, archery, train ride, scooter ride, pedestrian ramp and office and the parking of patrons' motor vehicles, and to add the use of ice skating rink, and to increase the area for the parking of patrons motor vehicles.

PREMISES AFFECTED—229-01 to 230-21 (230-11 official) Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lots 25, 35, and 99; Block 8084, Lots 142 and 125; Block 8085, Lots 3 and 1, Douglaston, Borough of Queens.

565-52-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application reopened November 30, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—230-11 Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lot 35; Block 8084, Lot 127; Block 8085, Lot 3, Douglaston, Borough of Queens.

686-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Stella D'Oro Realty Corp., owner (Stella D'Oro Biscuit Company, Inc., lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the reduction in size of lot 66, and the use of existing wall of building on westerly lot line as a party wall for proposed building to be erected on lot 70 (formerly lots 71 and 72).

PREMISES AFFECTED—191 West 237th street and 3781 Putnam avenue west, northwest corner, Block 3270, Lot 66, Borough of The Bronx.

739-54-BZ

APPLICANT—Charles Abrahams, for Menna and Son, owner.

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under section 21 of the zoning resoiution, to permit in an unrestricted use, C area district, the erection and maintenance of a one story extension to existing structure using more than the area permitted.

PREMISES AFFECTED—157-161 Lombardy street, north side, 75 ft. west of Varick avenue and 102-104 Anthony street, Block 2820, Lot 20, Borough of Brooklyn.

53-55-BZ

APPLICANT—M. Martin Elkind, for Lincoln Associates, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in the residence use district portion of the plot, the parking and storage of patrons' and employees' motor vehicles, (no fee to be charged), with an entrance (curb cut) more than the permitted distance from the intersection; and to permit the use of narrow strip of site fronting on Cherry avenue, partly in residence and partly in local retail use district as a driveway providing access from Cherry avenue.

PREMISES AFFECTED—44-15 Kissena boulevard, east side, 102.8 ft. south of Cherry avenue, and 40-10 Cherry avenue, Block 5192, Lot 27, Flushing, Borough of Queens.

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsboro Garage Corp., owners.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the change in use of cellar of 142 E. 41 st., Lot 44 from storage to storage garage, and also to provide openings in wall of building to east on Lot 41; and also to use the roof of building at 144-148 E. 41st st., Lot 41 for parking of cars; and to permit the extension of garage use into proposed newly excavated cellar and newly constructed fire proof roof 145-147 E. 40th st., Lots 29 and 30 (building to be reduced to one story); and to permit the extension in rear of building using more than the permitted area.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

71-55-A

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsbro Garage Corp., owners.

CALENDAR

SUBJECT—Application January 28, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.
SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.
PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

89-55-A

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.
SUBJECT—Application February 8, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

147-55-BZ

APPLICANT—O'Connell and McInerney, for Florence Greco, owner.
SUBJECT—Application February 23, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3500 East Tremont avenue, northwest corner of Barclay avenue, Block 5531, Lots 35 and 37, Borough of The Bronx.

182-55-BZ

APPLICANT—George Edward Beatty, for R. C. Church of Sts. Joachim and Anne, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection of an extension to existing parochial school, nearer the street line than is permitted.
PREMISES AFFECTED—218-19 105th avenue, northeast corner of 217th lane, Block 11108, Lots 9, 21 and 27, Queens Village, Borough of Queens.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

229-55-BZ

APPLICANT—Joseph Schafran, for Jamkay Realty Corp., and Fred Kronish, owners.
SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of motor vehicles, and the erection of an attendant's shelter.
PREMISES AFFECTED—137-61 Queens boulevard, and east side of Main street from Mantons street to Queens boulevard and west side of 84th drive, 60.77 ft. south of Manton street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

289-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., and Frank and Antoinette Della Corte, owners.
SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use, E area district, the relocation of existing gasoline service station (to be demolished), to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot without the required side yard for accessory building.
PREMISES AFFECTED—110-48 to 110-56 (110-50 official) Horace Harding boulevard and 110-52 to 110-58 Colonial avenue, southeast corner, Block 2162, Lot 180, Flushing, Borough of Queens.

340-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Townes and James, Inc., owner.
SUBJECT—Application April 26, 1955—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a residence and manufacturing use district, the erection and maintenance of a building (warehouse and offices) with an entrance and exit from required loading berth nearer the intersection than is permitted.
PREMISES AFFECTED—897-921 (909 official) Remsen avenue, 9002-9042 Avenue D, southeast corner and 856-892 East 92nd street, Block 8124, Lot 33, Borough of Brooklyn.

398-55-BZ

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.
SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 7h of the zoning resolution, to permit the extension of a business use into the residence use portion of plot within an existing building located in a business, retail and resi-

CALENDAR

dence use district; and to permit the parking of motor vehicles in residence use district portion of plot.
PREMISES AFFECTED—43-25 to 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard and 43-24 and 43-26 214th place, Block 6300, Lot 6, Bayside, Borough of Queens.

399-55-A
APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.
SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard, Block 6300, Lot 6 (formerly Lots 6, 7, 39 and part of Lot 38), Bayside, Borough of Queens.

953-54-BZ
APPLICANT—Kenneth W. Milnes, for Joseph A. Usellis, owner (F. D. Koehler Company, Inc., lessee).
SUBJECT—Application filed December 14, 1954 pursuant to section 7(a) of the zoning resolution, to permit in a business-1 use district, the reconstruction of an existing gasoline service station building and the conduct of car washing, lubritorium and minor motor vehicle repairs and adjustments.
PREMISES—337 Van Duzer street, northeast corner of Prospect street, Block 512, Lot 44, Stapleton, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

JULY 19, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 19, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

304-55-SM
APPLICANT—Giant Portland Cement Company, owner.
SUBJECT—Application April 6, 1955—Giant Portland Air-Entraining Cement, Type 1A, approval of.

271-55-SM
APPLICANT—National Portland Cement Company, owner.
SUBJECT—Application March 23, 1955—Pioneer Air-Entraining Portland Cement, Types IA and IIA, approval of.

264-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

265-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl), Floor Covering, approval of.

266-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl), Floor Covering, approval of.

683-54-SM
APPLICANT—Martin Fireproofing Corporation, owner.
SUBJECT—Application August 6, 1954—Steel Edge Creteplank (standard and longspan) (floor and roof slabs), approval of.

364-55-SM
APPLICANT—Fullerton Manufacturing Corp., owner.
SUBJECT—Application April 27, 1955—Flur-O-Lux Luminous Ceilings (plastic light diffuser), approval of.

29-47-SA Vol. II
APPLICANT—Linde Air Products Company, division of Union Carbide and Carbon Corp., owner.
SUBJECT—Application reopened January 18, 1955 as Vol. II for test and report as to additional type of material—Linde Liquid Oxygen Truck and Mobile Pumping Unit, Models MPU-125-300 Series; previously approved—re Linde Cascade Oxygen System, Linde Liquid Oxygen Truck and Mobile Pumping Unit.

126-51-SM Vol. II
APPLICANT—National Gypsum Company, owner-manufacturer (Sheldon H. Cady, agent).
SUBJECT—Application reopened July 20, 1954 as to amendment as to additional tees and formboard—re Gold Bond "Poured in Place" Gypsum Roof Deck (reinforced fibred gypsum concrete); previously approved.

1092-47-SM
APPLICANT—Brooklyn Bridle Iron and Steel Corporation, owner.
SUBJECT—Application reopened May 3, 1955 as to amendment—re City Concrete Filled Steel Column (heavy weight), previously approved.

713-54-A
APPLICANT—Herman E. Horwood, for Loowal Realty Co. Inc., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60. Borough of Manhattan.

714-54-A
APPLICANT—Herman E. Horwood, for Rexton Realty Co., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58. Borough of Manhattan.

203-55-A
APPLICANT—Larry Meltzer, for State Building Supply Corp., owner.
SUBJECT—Application March 17, 1955—re April from a decision of the borough superintendent.
PREMISES AFFECTED—20-24 2nd avenue and 30-32 East 1st street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

273-55-A
APPLICANT—Henry G. Harris, for Detmars Realty Co., Inc., owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

870-39-A—Vol. III
APPLICANT—Joseph and Vladeck, for Atran Foundation, Inc., owner (Jewish Labor Committee, et. al., lessee).
SUBJECT—Application reopened December 7, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—25 East 78th street, northwest corner of Madison avenue, Block 1393, Lot 14, Borough of Manhattan.

670-51-A—Vol. II
APPLICANT—Charles L. Koester, for A. Yashinsky, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—83-60 250th street, northwest corner of Hillside avenue, Block 8592, Lot 35, Floral Park, Borough of Queens.

CALENDAR

670-51-A—Vol. III

APPLICANT—Charles L. Koester, for L. Barone, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. III —re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—83-51 252nd street, east side, 54 ft. north of Hillside avenue, 2nd floor, Block 8595, Lot 40, Floral Park, Borough of Queens.

321-52-A—Vol. II

APPLICANT—Gabriel Nathan, for Hebrew Institute of Long Island, Inc., owner.
SUBJECT—Application reopened May 3, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1708 to 1742 Seagirt avenue, north side, from Beach 17th to Beach 19th streets, entire building—1742 only, Block 133, Lot 1, Far Rockaway, Borough of Queens.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

189-55-A

APPLICANT—Roux Distributing Co., Inc., lessee (110 East 53rd Street Corp., owner).
SUBJECT—Application March 2, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

474-55-A

APPLICANT—Leonard F. Rothkrug, for Wilmac Realty Co., owner (J. W. Mays, Inc., lessee).
SUBJECT—Application June 7, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—502-506 Fulton street, south side, 40 ft. east of Bond street; 9-17 Bond street and 16-20 Hanover place, Block 160, Lot 7, Borough of Brooklyn.

476-55-A

APPLICANT—Kahn and Jacobs, for The Spence-Chapin Adoption Service, owner.
SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—6-8 East 94th street, south side, 138 ft. 10¼ in. east of 5th avenue, Block 1505, Lot 66, Borough of Manhattan.

477-55-A

APPLICANT—Peter Paul Muller, for Mannes College of Music Inc., owner.
SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—153-159 East 74th street, north side, 100 ft. east of Lexington avenue, Block 1409, Lots 24, 25 and 26, Borough of Manhattan.

532-55-A

APPLICANT—Andrew J. Todaro, for Community Holding Corp., owner.
SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—600 Douglaston parkway, southeast corner of 32nd avenue, Block 8031, Lot 1, Douglaston, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon,* September 13, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

157-48-A Vol. II

APPLICANT—Abraham Farber, for Shelbar Realty Corp., owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning,* September 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.
PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.
SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.
PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 28, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 14, 1955, were approved as printed in the Bulletin of June 21, 1955, Vol. 40, No. 25.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Melvin Salberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. at request of applicant.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, date to be set after applicant has sent out notices to affected owners.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh and Lawrence Blau.

For Opposition: Michael Levine, C. J. Cammarata for N. Y. C. Housing Authority, Edward Hoffman for Park Dept. and Louis Rubinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1955, at 10 A. M. for further consideration by the Board; hearing previously closed.

595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwelling units and restaurant (cabaret—no dancing).

PREMISES AFFECTED—30 Central Park South, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman, S. Heller and Emil Glucker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman, S. Heller and Emil Glucker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a high speed auto laundry (automatic) and stores, with an entrance or exit nearer the residence than is permitted.

PREMISES AFFECED—248-01 to 248-09 Northern boulevard and 43-53 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Harold Tepper.

For Opposition: Rev. George Helfenstein, Henry J. Reis and J. W. Duncan.

For Administration: Samual L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Holding Corp., owners.

SUBJECT—Application reopened March 22, 1955 as Vol. II—re (decision of the borough superintendent) under

sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension of existing structure, using more than the area permitted.
PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.
APPEARANCES—
For Applicant: Ingram S. Carner and John Aquilino.
For Opposition: A. H. Horstmann.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

952-54-BZ

APPLICANT—Morris Shachnow, for Morris Shachnow, Julius Israel and David H. Israel, owners.
SUBJECT—Application December 14, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking and storage of motor vehicles, and the erection of a shelter for attendant.
PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32-37 inclusive, Borough of Manhattan.
APPEARANCES—
For Applicant: Morris Shachnow and Bernard M. Kaufman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.
APPEARANCES—
For Applicant: Philip Davis and Irving P. Marks.
For Opposition: C. J. Cammarata for N. Y. C. Housing Authority and Stanley W. Berman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for applicant to file complete plans.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.
SUBJECT—Application December 30, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.
PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh and Harry Shugar.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 6, 1955, at 10 A. M. for applicant to file revised plans showing building reduced in length so as not to be against lot line of adjoining building on lot 215; hearing previously closed.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).
SUBJECT—Application December 22, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.
APPEARANCES—
For Applicant: Max Siegel.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for applicant to file revised plans showing a masonry building throughout and no curb cuts on East 130th street; hearing previously closed.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.
SUBJECT—Application January 13, 1955—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the extension in area of existing gasoline service station, and the installation of five additional gasoline storage tanks, and to rebuild the existing station to include lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.
PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Rev. Charles W. Lacy, John A. Monteleone, Gertrude Wengrove, Emma Schaefer, Francis B. Zope, Mary L. McCormick, Edith Buffett, Lilliam Baumann, Emma Langsdorf, Daniel Sheehan and James Fox.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

33-55-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.
SUBJECT—Application January 13, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.
SUBJECT—Application February 1, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales,

storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch bandsaw in the building, all for a term of fifteen years.
PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

91-55-BZ
APPLICANT—Kitzler and Nurick, for Jecoma Corp., owner.
SUBJECT—Application February 8, 1955—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the reconstruction and reduction in size of garage for more than five motor vehicles, and to permit the inclusion of motor vehicle repair shop, and the parking of motor vehicles waiting service; to existing public garage, gasoline service station, greasing and office.
PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: S. H. Kitzler.
For Opposition: Mr. Cilluffo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 6, 1955, at 10 A. M. at request of the applicant.

125-55-BZ
APPLICANT—Paul Friedman, for Marjorie Helbraun and Hannah Schiff, owners.
SUBJECT—Application February 15, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7A of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories, and office with show windows nearer the residence use district than is permitted; and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: John Simonelli, John R. Curatolo, Mariano Agusta and Jacob Hirsch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

138-55-BZ
APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owners (Irving Goodstein, lessee).
SUBJECT—Application February 18, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the reconstruction and extension in area of an existing gasoline service station to include lubritorium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories.
PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25.07 ft. east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

170-55-BZ
APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.
SUBJECT—Application March 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.
APPEARANCES—
For Applicant: D. D. Concagh, C. A. Buckley, Jr. and Patrick R. O'Connor.
For Opposition: M. Alterman, Rabbi Maurice Schwartz, Anna Prager, Lucy Tortorella, Anna Miele, Juana O. Hernandez, Anna Mucci, John Kraver, Ann Spewak, Adolf Zise, Katheri Gerriter, Samuel Bruckenstein, Morris E. Tonelson, Alex Spewak and Charles Rubinstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

214-55-BZ
APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.
SUBJECT—Application March 11, 1955—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of an office building without the required loading berth.
PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10, inclusive, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum.
For Opposition: Edward Hoffman, for City Construction Coordinator.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

483-50-BZ—Vol. III
APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.
SUBJECT—Application reopened March 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.
PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.
APPEARANCES—
For Applicant: Irving P. Marks and Simon Kanny.

For Opposition: John Modlinger, Thomas J. Burns and Seymour Lowdow.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn, without prejudice.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, consideration has been given to this application, and in view of the tight condition which would develop when the street is widened, it is recommended that the matter be withdrawn without prejudice, for consideration by the Board upon reopening after the roadway has been widened;
Resolved, that the application be and it hereby is *withdrawn.*

833-27-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.
SUBJECT—Application January 20, 1955 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the reconstruction of entrance steps and platform, without the required setback from street line and using more than the area permitted, and to permit the extension of existing vault under sidewalk and the relocation of toilet rooms.
PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.
APPEARANCES—
For Applicant: Max Wechsler.
For Opposition: None.
ACTION OF BOARD—Resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was reopened as Vol. IV on February 15, 1955 subject to regular procedure, to consider new proposal; and
WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and
WHEREAS, the district maps accompanying the zoning resolution show that the site, Avenue P and East 12th street are in a residence use, E area, class 1¼ height district; and
WHEREAS, the decision of the borough superintendent, dated December 28, 1954, acting on Alt. Applic. 1161-54, reads:

"2. Proposed reconstruction at front of building encroaching into required setback is contrary to Article IV, P. 15 of the Zoning Resolution.
3. Increase in area by reconstruction of front steps and platform, in an "E" District, exceeds permitted area coverage and is contrary to Article IV, P. 15 of the Zoning Resolution.
4. Premises were subject of Bd. of Standard and Appeals variance under Calendar #833-27 BZ and proposed changes are referred back to Board."

and
WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 100 ft. in depth, on which is located a non-fireproof building, 2 stores in height (39 ft. from grade to mean height of roof), 67 ft. 4 in. front and 100 ft. in depth, and occupied as a synagogue, kitchen and banquet hall; that this building was erected in 1929 under N.B. 5820-29 and Cal. No. 833-27-BZ which the Board permitted in an E area and residence use district, the erection and maintenance of a building less than 10 ft. from the street line and to occupy more than 50% of the area of the lot and also provided with a yard of less area than required by the zoning resolution; that it is proposed to extend the present vault under the sidewalk and to relocate toilet rooms and provide new entrance steps and platform; that on plans submitted under Cal. 833-27-BZ, Vol. I, entrance steps and platform were shown almost identical to the design now requested; that, however, for some reason, these steps were never constructed as shown on plans submitted under Cal. 833-27-BZ, Vol. I, but were constructed instead as shown on sheet No. 2 of existing conditions of plans; that request is now that the Board permit the design of stairs as shown on drawing No. 3 of proposed conditions, which is similar to approval of the Board as stated above; that the reason for reconstruction is that the stairs as now constructed are in a bad, leaky condition and must be reconstructed in order to prevent leakage below; that in reconstructing the stairs it is felt that it is necessary to redesign the stair to prevent future leakage and at the same time enhance the beauty of the building; and
WHEREAS, the applicant states that the present owner has held title to the property since November 7, 1921; that the building was erected in 1929 and is tax free.

Area of lot	8000 sq.ft.
Area of bldg. (prev. appvd. by Bd., of class 3 construction)	6380
Existing vacant area	1620
Area proposed within bldg. line to be of fireproof construction	352
Area proposed outside bldg. line (under sidewalk) to be of f. p. con.	819

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee understands the reason for this application is primarily to extend the vault under the sidewalk to provide for toilet and locker rooms and recommends that the application be granted in view of the proposed remodeling of the steps which now encroach on the sidewalk.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 7, 1950, as thereafter amended by resolutions adopted through April 27, 1954, so as to permit the rearrangement and reconstruction of the main steps to the building and for the use proposed within the sidewalk vault, substantially as proposed and indicated on plans filed with this application marked "Received January 20, 1955", 10 sheets, and "May 4, 1955", 2 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. 151-55-A; and that all permits, including a certificate of occupancy, shall be obtained and that all work shall be completed within the requirements of Section 22A of the zoning resolution.

151-55-A

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.
SUBJECT—Application January 20, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1212 Avenue P., south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.
APPEARANCES—
For Applicant: Max Wechsler.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the borough superintendent, dated December 28, 1954, on Alt. App. 1161/54, reads:

"1. Proposed extension to existing Public building partly of Class 3 and partly of Class 1 construction, and exceeding 5,000 sq. ft. is contrary to 4.2.1 B. C."

WHEREAS, the applicant states the premises consist of a lot 80 ft. front by 100 ft. in depth in a residence use, E

area, Class 1 1¼ height district upon which exists a 2-story 39 ft. high, Class 3 constructed building, 67 ft. 4 in. front by 100 ft. in depth at street level, 67 ft. 4 in. front by 85 ft. in depth at typical floor level, erected in 1929 and uses and occupied since as follows: cellar—storage, boiler and coal rooms, assembly hall and kitchen, 350 persons; 1st floor—auditorium, rabbi's room and choirroom, 678 persons; 2nd floor—toilets and choir balcanies, 16 persons, for which certificate of occupancy #59582 was issued February 15, 1930, upon completion of work under N.B. Permit #5820/29, erected pursuant to a variance granted by the Board under Cal. 833-27-BZ, Vol. I March 19, 1929; and

WHEREAS, the applicant states the building is Class 3 and partly Class 1 construction, erected under N.B. 5820/29; that it is proposed to extend the cellar floor which is mostly below grade and reconstruct front steps and platform as indicated on plans filed with this appeal; that in the proposed new section of cellar new toilets will be installed which will increase the facilities of the structure and make it better able to serve the community; and

WHEREAS, the applicant states the new construction will be of fireproof materials and almost entirely below grade; and

WHEREAS, the applicant contends the Board would not be amiss in its judgment if it permitted the increase in area of the building as proposed; and

WHEREAS, the premises and surrounding area were inspected by the Board in connection with Cal. No. 833-27-BZ, Vol. IV.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1161/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 833-27-BZ, Col. IV.

626-29-BZ—Vol. IV

APPLICANT—Herman Horowitz, for Rubel Corp., owner; Department of Sanitation, City of New York, lessee.

SUBJECT—Application reopened May 24, 1955, as Vol. IV—to consider a new decision of the borough superintendent and an application under Section 7, subdivisions c, e, and f and Section 21 of the zoning resolution, to permit in a business and residence use district, the inclusion of a motor vehicle repair shop in an existing storage garage building.

PREMISES AFFECTED—2012-2030 Neptune avenue and 2801-2809 West 21st street, southeast corner, Block 7018, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Horowitz and Francis Keegan.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV May 24, 1955, to consider the proposed additional use of motor vehicle repair shop, in conjunction with the existing storage garage; and

WHEREAS, a public hearing was held on this application on June 28, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 21st street are in residence and business use, C area, Class 1 height district; Neptune avenue is in a business use, C and A area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1955, on Alt, App. 416/55, reads:

"1. Changing occupancy from storage garage for more than 5 motor vehicles to storage garage for more than 5 motor vehicles and vehicle maintenance shop in a Partly business and partly residential use district is contrary to Art. II, sects. 3 & 4a, par. 15 & 29 of Zone Resolution. Refer to B. S. & A. Appl. #626-29-BZ."

and

WHEREAS, the applicant states that the site consists of a plot fronting 157 ft. 7½ in. front on Neptune avenue by 249 ft. 2 in., irregular in depth on West 21st street, upon which exists a building one story, 27 ft. in height, 127 ft. 3 in. front by 249 ft. 2 in., irregular in area, of Class 3 construction, used and occupied as a storage garage for more than five motor vehicles pursuant to a variance granted by the Board December 9, 1952, under Cal. 626-29-BZ, Vol. III; and it is now proposed to maintain the existing use and add the use of motor vehicle repairs with hand tools; and

WHEREAS, the applicant contends the premises are in use as a garage by the Department of Sanitation; that it is now proposed to make minor repairs to motor vehicles garaged on the premises and only such as can be made with hand tools; that these tools will be kept in a cage located near the northeast corner of the building; and

WHEREAS, the applicant states that at present it is necessary to tow vehicles in need of repair several miles to the nearest Department of Sanitation garage where repairs are permitted; that this constitutes a waste of money and adds unnecessary traffic to the street; and

WHEREAS, the applicant therefore requests that the Board permit the use of the premises for repairs to motor vehicles using hand tools only, such repairs to be limited to vehicles garaged on the premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1931, as thereafter amended by resolution adopted June 26, 1951 and December 9, 1952 by adding thereto:

"that in the event it is necessary for the occupant of the building, namely the Department of Sanitation, to do the normal maintenance and repair work on its trucks in this building, such additional use may be permitted under Section 7i, *on condition* that all heavy work shall be done elsewhere; and that the shop for maintenance shall be mainly for minor repairing with hand-tools, as proposed and as indicated on plans filed with this application marked, "Received, April 27, 1955" (5 sheets); that in all other respects the resolution cited above shall be complied with; that all permits shall be obtained and work completed within six months from the date of this amended resolution."

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application November 23, 1954 (decision of the borough superintendent), under sections 7e, 7h and 21 of the zoning resolution, to permit in a resident and local retail use district the maintenance of existing uses of junk shop, auto wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars, and to permit the reconstruction and increase in area of existing gasoline service station, with a two story accessory building, and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, George DeCombo and Robert J. Gill.
For Opposition: Edward Hoffman for Park Dept.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on January 11, 1955 subject to regular procedure, to consider extension and reconstruction; and

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for inspection and decision; then to June 21, 1955, for applicant to file revised plans, omitting the golf driving range; then to June 28, 1955, for applicant to furnish the Board with a schedule of amortization for the Board's consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 228th street are in residence and local retail use, D and G area, class ½ height districts; Northern boulevard is in a local retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 1, 1954 acting on Alt. Applic. 2054-54, reads:

"1. The reconstruction and extension of an existing office, sales, toilets, boiler room, lubritorium, tire service, gasoline station, store, junk shop, auto wrecking, automobile repair shop to office, sales, toilets, boiler room, lubritorium, tire service, gasoline service station, store, parts department, minor auto repairs, inspection bay, car washing, locker rooms, parking and storage of motor vehicles, junk shop, auto wrecking, automobile repair shop and golf driving range, parking of patrons cars in conjunction with golf driving range in a plot located partly in a residence use district and partly in a local retail use district is contrary to Art. II Sec. 3 and Sect. 4C of the Zoning Resolution and contrary to Board of Standards and Appeals resolution Cal. No. 330-33-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 344.48 ft. frontage by 630.63 ft. in depth, irregular, on which are located 7 buildings; that building No. 1 is one story in height, of class 3 construction, having a frontage of 70 ft. and a depth of 20 ft. erected under N.B. 6760-40, and for which certificate of occupancy No. 97265 was issued July 23, 1954 for use as store on a plot having a frontage of 97.24 ft. and a depth of 100 ft.; that building No. 3 is one story in height, of class 3 construction, having a frontage of 55 ft. and a depth of 20 ft., erected under Alt. No. 339 of 1952, for which certificate of occupancy No. 81200 was issued April 30, 1952 for use as refreshment stand and lot for parking of patrons cars on a plot having a frontage of 69.32 ft. and a depth of 100 ft.; that buildings Nos. 2 and 5 are one story in height, building No. 2 being of class 3 construction with a frontage of 40 ft. and a depth of 35 ft., and building No. 5 being of class 5 construction having a frontage of 40 ft. and a depth of 40 ft., both erected under N.B. No. 2929-37 for which certificate of occupancy No. 2681 was issued July 13, 1937 for both buildings for use as junk shop, auto wrecking and automobile repairing, covering an area of approximately 97.24 ft. by 520 ft. and occurring 100 ft. north of Northern boulevard; that building No. 4 is one story in height, of class 3 construction having a frontage of 20 ft. and a depth of 15 ft.; that no permits are indicated for this building used for storage; that buildings Nos. 6 and 7 are one story in height, of class 5 construction, building No. 6 having a frontage of 38 ft. and a depth of 24 ft., and building No. 7 having a frontage of 20 ft. and a depth of 20 ft., both erected under Cal. No. 330-33-BZ for a temporary period; that the term of variance was extended from time to time and now expires on April 14, 1958; that the last certificate of occupancy No. 91058 was issued August 17, 1953 for use as office, sales, toilets, boiler room, lubritorium, tire service and gasoline station, covering a legal frontage of 97.24 ft on Northern boulevard, 72 ft. on the west, 64 ft. on the east and 97.50 ft. on the north; that part of lot No. 7, containing building No. 3, and having a frontage of 69.32 ft., a depth of 100 ft. and occupied under certificate of occupancy No. 81200 as a refreshment stand and parking of patrons' cars will be maintained without changes as a permanent use; that part of lot No. 1, having a width of approximately 97.24 ft., a depth of approximately 520 ft. and situated 100 ft. north of Northern boulevard, now containing building No. 2 and being used as a junk shop, auto wrecking and auto repair shop, all legal under certificate of occupancy No. 2681, will be maintained without changes as a permanent use; and

WHEREAS, the occupant further states that the use district maps show the premises to be in a ½ height district; that the portion of the premises within 100 ft. of Northern boulevard is in a local retail district and a class D area district, the balance of the premises are in a residence use, G area district; that as of July 25, 1916 that part of the premises within 100 ft. of Northern boulevard was in a business use district and the balance of the plot was in an unrestricted use district; that it received its present use designation on August 2, 1945; that as of July 25, 1916 the entire premises were in a class D area district and a class 1 height district and received its present designations on August 2, 1945; and

WHEREAS, the applicant further states that it is proposed to maintain the above quoted uses on part of lots 1 and 7 as a permanent use and secure a variance for a period of 15 years in order to add the use of golf driving range and parking of patrons' cars in conjunction with a proposed golf driving range; that it is also proposed to remove existing buildings Nos. 4, 5, 6 and 7, rebuild the existing gas station and increase its size to a frontage of 215.15 ft. on Northern boulevard, 120 ft. on the westerly side, 194 ft. on the northerly side and 121 ft. on the easterly lot line; that the proposed accessory gas station building known as building No. 1 will be 2 stories in height, of class 3 construction, having a frontage of 100 ft. and a depth of 40 ft. and will be connected to the existing 20 ft. by 70 ft. store by a fireproof self-closing door; that it is also proposed to install 8 new 550 gallon gas tanks, making a total of eighteen 550 gallon tanks and 8 dispensing pumps; that the open area will be used for parking and storage of motor vehicles; that a 5 ft. 6 in. high woven wire fence will be erected, completely enclosing the gas station on the northerly and easterly sides; and

WHEREAS, the applicant contends that inasmuch as the present gas station is a legal use and has been in continuous operation since 1933, its extension will allow a more complete service to the public; that Northern boulevard is a main auto lane leading across Queens and as such the proposal and its extension are entirely within keeping at this point; that the removal of the existing buildings and their replacement with a new modern building of colonial design will improve the appearance of the entire neighborhood; that the proposed golf driving range and the parking of patrons' cars is also entirely in keeping at this point due to similar uses within the affected area; that there are many non-conforming uses on the same side of the street within the affected area; that block 6333, lots 1 and 3 contain a miniature golf course with accessory parking; block 8083, lot 35—battery range and parking; that the land is high in assessed valuation and the proposal will help the owner realize an equitable return on his investment; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since October 24, 1942; lot 5, March 13, 1947; lot 7, April 28, 1949 and to lot 20, since July 1, 1951; that the assessed valuation of land is $36,600 and of the buildings $17,500 making a total of $54,100; that the buildings were erected in 1933; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board. The applicant is now proposing a further term of ten years from this date on the basis of not including the driving range and removing buildings and rebuilding the gasoline station only; the building is a conforming use, which is a restaurant. The committee recommends that the application be granted for this

temporary term realizing that the park will ultimately take it, believing that some years may elapse before the park is an actuality, which will be probably well along towards the term he now proposes.

Resolved that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 14, 1934, as thereafter amended by resolutions through April 14, 1953, by adding thereto:

"that in the event the owner desires to reconstruct the gasoline station accessory building and to discontinue and remove all non-conforming frame buildings on the premises, except one as proposed and to discontinue the application for the use of the premises at the rear for a golf driving range, such reconstruction of the building may be permitted, substantially as proposed and as indicated on plans filed with this application showing the proposed extension of the accessory building *on condition* that such building shall be faced with face brick and shall be of a design and arrangement as indicated on such plans marked, "Received, November 23, 1954" (4 sheets) and "June 13, 1955" (one sheet); that all buildings and uses proposed to be discontinued shall be discontinued; that the gasoline service area shall be reconstructed, rearranged and resurfaced as indicated on such plans above referred to; that no additional curb cuts shall be constructed; that the sidewalk and curbing in front of the premises shall be repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the continuance of the post standard at the building line supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that all pumps shall be of a low approved type and erected not nearer than fifteen feet to the street building line; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7h there may be parking of cars within the gasoline service station area for cars awaiting servicing; that such additional parking may be permitted in connection with the restaurant within the first one hundred feet of the premises; that on the northerly and easterly lines of the gasoline station plot, there shall be erected and maintained a woven wire fence of the chain link type, with anchored steel posts, not less than 5 ft. 6 in. in height, with substantial terminating posts; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; that the term of this variance is for an additional ten years from the date of this amended resolution; and that in all other respects the accessory building shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 82-55-A."

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, George DeCombo and Robert J. Gill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated November 1, 1954 on Alt. Applic. No. 2054-54, reads:

"2. Proposed occupancy of a portion of lot which is in the bed of mapped streets is contrary to Art. 3 sect. 35 of the General City Law.

3. The proposed erection of a two story Class 3 extension to an existing one story Class 3 building, to be used as a lubritorium, car washing, minor auto repairs, inspection bay, office and sales on the 1st floor and parts dept. on the 2nd floor in conjunction with an existing gasoline service station is contrary to sec. 4.2.1. and 4.2.4. of administrative code."

and

WHEREAS, the applicant states the premises consist of a plot 344.48 ft. front by 630.63 ft. irregular in depth, located in a local retail use, D area, class ½ height district and a residence use, G area, class ½ height district, upon which there exists 7 buildings; that the premises have been used since 1933 as offices, sales, toilets, boiler rooms, lubritorium, tire service, gasoline service station, store, junk shop, auto wrecking and automobile repair shop; and

WHEREAS, the applicant states that it is now proposed to reconstruct and extend the existing gasoline service station and add the additional use of golf driving range and the parking of patrons' cars and to use the entire premises as follows: office, sales, toilets, boiler room, lubritorium, store, inspection bay, car washing, locker rooms, parking and storage of motor vehicles, junk shop, auto wrecking, motor vehicle repair shop, golf driving range, parking of patrons' cars in conjunction with the golf driving range and as a parts department; and

WHEREAS, the applicant states that building No. 1 is one story, 14 ft. in height, 70 ft. front by 20 ft. in depth, of class 3 construction; that building No. 2 is one story, 14 ft. in height, 55 ft. front by 35 ft. irregular in depth, of class 3 construction; that building No. 3 is one story, 14 ft. in height, 55 ft. front by 20 ft. in depth, of class 3 construction; that building No. 4 is one story, 14 ft. in height, 20 ft. front by 15 ft. in depth, of class 3 construction; that building No. 5 is one story, 14 ft. in height, 40 ft. front by 30 ft. in depth, of class 5 construction; that building No. 6 is one story, 14 ft. in height, 38 ft. front by 34 ft. in depth, of class 3 construction and building No. 7 is one story, 14 ft. in height, 20 ft. front by 20 ft. in depth; of class 5 construction; that building No. 1 will be increased in area to 170 ft. front by 40 ft. irregular in depth, and in height to 2 stories, 25 ft., in class 3 construction; that buildings Nos. 4, 5, 6 and 7 will be demolished; and

WHEREAS, the applicant states as to objection 2 issued by the borough superintendent, that the site is developed with a refreshment stand and parking of patrons' cars, a gasoline service station, a junk shop and an auto wrecking and auto repair shop; that it is proposed to add the additional use of golf driving range and parking of patrons' cars in conjunction therewith and to reconstruct and extend the existing gasoline service station; that part of the site is in the bed of 43rd avenue and 228th street as shown on the city map; that there are no proceedings pending to acquire title to the mapped streets and the area within the mapped streets will be used only to drive over and for golf driving range; that no improvements are contemplated thereon and no condemnation awards will be claimed for any new improvements that may possibly take place within the beds of the mapped streets; and

WHEREAS, the applicant contends that as to objection issued by the borough superintendent, although the building will exceed the tabular height permitted by section 4.2.1 and section 4.2.4. of the administrative building code, the ceiling under the 2nd floor and the ceiling of the 2nd floor will be fire retarded with metal lath and 1 in. portland cement mortar; that the stairs from the 2nd floor to the

yard will be 3 ft. 8 in. wide, of steel, enclosed in fireproof partitions and the ceiling over the stair and the stair landing will be fireproof concrete arches; that all floor and roof timbers will be 3 in. thick; that inasmuch as the 2nd floor will be used only as a parts department and not have any permanent occupants, the proposed fire retarding and the proposed stairway will more than amply provide fire protection for this building; that such portable fire extinguishing apparatus as directed by the fire commissioner will be installed; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on Alt. 2054-54, Objection No. 2 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted,* to permit the use of the premises herein permitted within the bed of 228th street insofar as it has reference to the resolution adopted this day under Cal. No. 330-33-BZ, Vol. IV. As to Objection No. 3, that the requirements of the resolution adopted this day under Cal. No. 330-33-BZ, Vol. IV, shall be complied with and in all other respects the requirements of the Building Code and all laws, rules and regulations applicable thereto, other than as modified under such application, shall be complied with.

135-42-BZ—Vol. II

APPLICANT—J. B. Dow, for Hazeltine Electronics Corp., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district, the extension of existing one story, office, research laboratory and light manufacturing, using more than the area permitted, and to permit the continuation of parking of motor vehicles all for a term of twenty years.

PREMISES AFFECTED—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue, Block 8400, Lot 146, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: J. B. Dow and C. Di Martino.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

Note:

Digest and resolution to be published in the Bulletin of July 12, 1955.

193-50-BZ—Vol. II

APPLICANT—Ralph E. Leff, for All Boro Realty Service, Inc., owner, Shell Oil Company, lessee.

SUBJECT—Application January 22, 1955 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of the Bronx.

APPEARANCES—

For Applicant: J. V. McKee, G. Lazerus and R. E. Leff.

For Opposition: Francis X. Stephens, F. Katz and Robert Olmstead.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD— Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 1, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application June 7, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Grand concourse and East 149th street is in a business use, A area, class 1½ height district; and

WHEREAS, the decision of the borough superindendent, dated January 4, 1955 acting on N.B. Applic. 1492-54, reads:

> "1. In a business use district the proposed "Gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sales of accessories, heater room, office, toilets, parking of more than 5 motor vehicles on unbuilt portion of Lot" is contrary to Sect. 4 of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.02 ft. frontage by 60 ft. in depth, irregular, on which is located a used car lot, on lot 24, for which certificate of occupancy No. 5004-48 has been filed; that it is proposed to construct a gas station with incidental car washing and lubrication service; that it is also proposed to erect a one story office and limited automobile repair shop (no welding or spraying) and to provide for the parking of more than five motor vehicles awaiting service; that the plot is zoned entirely for business and it is proposed to construct the gas station entirely within the business district; that the use, area and height designations have remained unchanged since 1916; and

WHEREAS, the applicant contends that existing conditions indicate that the granting of this application would not adversely affect the area; that Grand concourse is the principal traffic artery of The Bronx and the present heavy volume of through traffic has been increasing steadily for the last several years and will continue to increase and as a result the existing gas stations in the area are inadequate for the demands of traffic; that the premises are now used for the sale of used cars and for the parking of more than five motor vehicles, for which certificate of occupancy has been issued; that the surrounding area is now largely automotive and industrial in character; that there are three gas stations within a 400 ft. radius and a 4th gas station just beyond a 400 ft. radius to the north; that about 50 ft. to the north of the plot is a tire recapping plant and salesroom and just beyond this, there is a block front from East 150th street to East 151st street which is used as a used car lot and auto showroom; that the site is bounded on the north by the blank brick wall of the adjoining store and an office building with a large roof advertising sign; that the rear lot line of the site fronts on Cedar lane, a private street which is actually a 14 ft. alleyway; that in 1935, when the Concourse was widened, the plot was reduced from 90 ft. to 60 ft. in depth and the dwellings located thereon were demolished; that this shallow depth makes construction of a conforming use difficult; that in addition there is relatively so little residential development in the area that there is no support for stores if the plot size made their construction feasible; that the proposed structure will be erected and maintained under such conditions as will safeguard the character of the area; that the gas station will face on Grand concourse and there will be erected a 6 ft. high brick wall along the entire rear lot line and along the rear yard of the premises to the north, thereby shielding the premises to the rear from the service station; that the entire plot will be treated with black top paving except for

such planting areas as the Board may suggest; that the proposed gas station will be of modern design with porcelain and glass front, and doors of the overhead type; that there will be two sets of pumps of the parkway type and twelve 550 gallon gas tanks; that the proposed use will provide an attractive and open area and will thus insure to the owners of adjacent properties permanent light and air which such properties would not receive from a large conforming structure; that the limitation of the term of the gas station use to 15 years will serve as a protection to the neighborhood in the event its present character should change; and

WHEREAS, the applicant states that the present owner has held title to lot 24 since October 16, 1946 and to lot 28 since October 1, 1953; that the assessed valuation of land is $44,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted the present use of the premises and recommended that the application be granted under certain conditions and found that an additional gasoline station in the general area would not provide too many service stations for the area in view of the small number of stations available north of West 161st street with due regard for adjacent stations; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution under suitable conditions designed to protect the conforming uses in the area.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application, marked "Received January 28, 1955", 5 sheets, *on condition* that all buildings and uses on the premises shall be removed and the plot leveled substantially to the grade of the Grand Concourse and arranged and constructed substantially as proposed on such plans; that the accessory building shall be of face brick, with no cellar and be arranged as indicated on such plans, except that the toilet rooms shall be separated so that the doors will not be contiguous and shall in all other respects comply with the requirements of the Building Code; that there shall be erected on the interior lot lines to the west and north, where walls of adjoining buildings do not occur, a masonry brick wall to the height of 6 feet, as proposed; that against such wall there shall be erected a concrete curbing for protection thereof; that pumps shall be erected not nearer than 15 feet to the street building line and shall be of a low approved type; that curb cuts shall be restricted to three, each not over 27 ft. in width, located as shown and with no portion nearer than 5 feet to a side lot line as prolongated; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that the balance of the premises shall be paved with concrete or asphaltic paving; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the sidewalks and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard for supporting a sign within the building line at a point indicated, approximately 18 feet from the southerly lot line, advertising only the brand of gasoline on sale and which sign may be illuminated and extend beyond the building line for a distance of not over 4 feet; that under section 7i, there may be repairing for a similar term, on condition that such repairing is with hand tools only for adjustments and maintained solely within the accessory building; that under Section 7, subdivision h, there may be parking of cars awaiting service; and that all permits required shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

APPEARANCES—
For Applicant: J. G. L. Molloy and Arthur P. McNulty.
For Opposition: Edward Hoffman for Park Dept.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative: Commissioners Kleinert and Keating 2
Negative: Chairman Murdock and Deputy Chief Connolly 2

THE RESOLUTION—

WHEREAS, on October 16, 1951 this application (Vol. I) was withdrawn without prejudice, for correction of the decision of the borough superintendent and to obtain a complete examination of the building, etc., to permit in a business use district, the change in use of cellar to garage for more than five motor vehicles, gasoline service station, lubritorium and motor vehicle repair shop; and

WHEREAS, on June 9, 1953 application was denied to permit in a business district the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop and a gasoline service station; the Board found that the distance from entrances to the park at Chrystie and East Houston streets to entrances of proposed garage and gasoline station contravened provisions of section 21A of the zoning resolution; and

WHEREAS, on July 16, 1953 copy of petition and order of certiorari served on Board; and

WHEREAS, on March 26, 1954 the Board was reversed and matter referred for further consideration, Special Term, Part II; and

WHEREAS, on February 2, 1955 order was unanimously affirmed by the Appellate Division; and

WHEREAS, a motion for leave to appeal to Court of Appeals was denied; and

WHEREAS, this application was restored to calendar May 17, 1955 and set for hearing and decision on merits at 10 A.M., subject to regular procedure, waiving all requirements except two publications in the Bulletin, and was laid over from time to time; and

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955, applicant to file seven complete sets of plans as to proposed uses and entrances; then to June 1, 1955, for applicant to file revised plans as to curb cuts; then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 7, 1955, for consideration and decision by the Board; hearing closed; then to June 28, 1955, for inspection and decision; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board several times and the application has been given very careful consideration; and

WHEREAS, the applicant amended the plans to eliminate the proposed large advertising sign; and

WHEREAS, the Board found that the public park opposite, maintained at great expense for the benefit of the public, should not have incompatible uses adjacent where such uses can be permitted only by exercise of the Board's discretion to vary; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the zoning resolution; and

Resolved, that the decision of the borough superintendent, acting on N.B. App. 133/52, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

606-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.

SUBJECT—Application October 6, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office (previously denied by the Board).

PREMISES AFFECTED—2515 Williamsbridge road and 2510 Paulding avenue, southwest corner, Block 4450, Lot 89, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deupty Chief Connolly..... 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol II on January 25, 1955 subject to regular procedure, for rehearing, to consider alleged new facts; and

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class 1 height district; Paulding avenue is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 14, 1954 acting on N.B. Applic. 934-54, reads:

"Proposed use of car washing, greasing, office and gasoline service station in a local retail district is contrary to Art. II Sec. 4-c of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 101.79 ft. and 93.14 ft. frontage by 56.06 ft. in depth, irregular, presently vacant; that it is proposed to construct a gasoline service station with one stall for car washing and one stall for a hydraulic lift for car greasing, together with office and toilet rooms; and

WHEREAS, the applicant further states that this site is a triangular shaped parcel of land and while it is located in a local retail district, there has been no offer from any builder, speculator or merchant, in 37 years, to purchase it for any use whatever; that taxes are being paid, nevertheless, and under the circumstances the owner obviously should receive some consideration to make use of it which would in no way injure the character of the neighborhood; and

WHEREAS, the applicant contends that the building will face entirely toward Williamsbridge road, with a solid masonry wall of the building and a 7 ft. high masonry wall to shut off the view and all activities along Paulding avenue; that with this arrangement, there will be no interference with the entrances to the public playground nor the school entrance; that a gas station is a necessity for this neighborhood for the reason that the nearest stations are several blocks north on Boston road and nine blocks south on Williamsbridge road and eight blocks west to Boston road and ½ mile east to Eastchester road; and

WHEREAS, the applicant states that the site was originally located in a business use district until July 20, 1942 when it was changed to residential use and again changed on March 20, 1950 to a local retail district; that the height was originally 1¼ but on July 20, 1942 it was changed to its present class 1 height district; that the area district was originally C and was changed to its present designation of D on July 20, 1942; and

WHEREAS, the applicant states that the present owner has held title to the property since February 14, 1917 and that the assessed valuation of land is $4,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for exercise of discretion to grant under Section 7, subdivision e of the zoning resolution;

Resolved, that the decision of the borough superintendent acting on N. B. Applic. 934/54, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

70-52-BZ—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application December 1, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and retail use district the extension in use and area of existing parking and storage of motor vehicles, on lot 77 (previously granted by the Board), to include lots 80 and 126.

PREMISES AFFECTED—88-34 to 88-38 161st street, west side, 269 ft. 2¾ in. north of 89th avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Herman Horowitz and Sydney Mines.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider extension in area; and

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 89th avenue are in residence and retail use, C area, class 1½ height districts; 161st street is in a retail use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 15, 1954 acting on Alt. Applic. 1755-54, reads:

"1. The proposed use and further extension in area of the parking and storage of more than five motor vehicles in a retail zone which extends into a residence zone is contrary to Art. II Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 88 ft. 9¼ in. frontage by 226 ft. 3 in. in depth, irregular, on which is located, on lot 77, the parking and storage of motor vehicles for which certificate of occupancy No. 84542-52 has been filed, and also certificate of occupancy No. 96679 for lot 80; and

WHEREAS, the applicant further states that in 1952 the Board authorized the use of lot 77, the easterly 100 ft. of which is in a retail district, to be used for the parking and storage of more than five motor vehicles of the pleasure car type; that pursuant to the Board's resolution this lot was surfaced with compacted gravel and a binder, and an attendant's shelter and a chain link fence were erected; that since that time the premises have been continuously used for the parking and storage of such motor vehicles; that thereafter an area approximately 26 ft. by 100 ft. (part of lot 80), adjoining lot 77 on the southerly side was added to the original parking lot, which now operates with two

curb cuts on 161st street; that it is now proposed to add to the foregoing parking lot two interior areas, contiguous to the rear portion of lot 77, one on the southerly side approximately 52 ft. by 76 ft., irregular (part of lot 80) and the other on the northerly side approximately 53 ft. by 72 ft. (lot 126); that it is also proposed to surface and fence these additional interior areas in conformity with the existing parking lot; and

WHEREAS, the applicant states that all of the area in which the premises is located was originally restricted to residence use; that on December 19, 1929 the easterly 100 ft. thereof was changed to business use and on August 2, 1945 this 100 ft. zone was changed to its present retail use; and

WHEREAS, the applicant contends that the original parking lot was not large enough to take care of the local demand for daytime parking facilities; that many more private passenger automobiles have been seeking parking accommodations in this area because of the new business and residence structures that have been built in this vicinity during the past few years; that since part of the premises is in a retail use district, the variance requested is for the extension of a use permitted on part of the site; that while 160th street from 88th avenue to 89th avenue has been mapped as a street since June 13, 1919 there seems to be no present intention on the part of the city to acquire title to this part of 160th street; and

WHEREAS, the applicant states that the present owner has held title to lot 77 since May 4, 1950; lot 80, July 22, 1954 and Lot 126 since July 21, 1954 and that the assessed valuation of land is $36,500.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1952, by adding thereto:

"that in the event the owner desires to add additional lots, namely parts of lots 80 and 126, to the parking lot hereinbefore permitted on lot 77, such additional areas may be permitted, as indicated plans filed with this application marked "Received December 1, 1954", 3 sheets", *on condition* that there are no additional entrances constructed other than those originally permitted in the above cited resolution; that similar surfacing and construction of fences on all lot lines shall be constructed; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 333-52-A, Vol. II; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution."

333-52-A—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—88-34 to 88-38 161st street, west side, 269 ft. 2¾ in. north of 89th avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Herman Horowitz and Sydney Mines.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated December 13, 1954, on Alt. Applic. 1755/54, reads:

"2. The proposed parking and storage of more than five motor vehicles in the bed of a mapped street is contrary to Article 3, Sec. 35 of the General City Law."

and

WHEREAS, the applicant states the plot consists of a lot 88 ft. 9¼ front by 226 ft. 3 in., irregular in depth, in a residence and retail use, C area, Class 1½ height district, upon which there exists a 1-story building 8 ft. 3 in. in height, 6 ft. front by 8 ft. in depth, used as an attendant's shelter since 1952 in conjunction with the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that since 1952 lot 77 has been used for parking and storage of motor vehicles, pursuant to a resolution adopted by the Board; that subsequently approximately 26 ft. by 100 ft. (part of lot 80) adjoining lot 77 on the southerly side was added to the original parking lot which now operates with two curb cuts on 161st street; and

WHEREAS, the applicant states it is now proposed to add to the parking lot two interior areas contiguous to the rear portion of lot 77, one on the southerly side about 52 ft. by 76 ft. irregular in area (part of lot 80) and the other on the northerly side about 53 ft. by 72 ft. in area (lot 126); and it is proposed to surface and fence these additional interior areas in conformity with the existing parking lot; and

WHEREAS, the applicant contends that the original parking lot was not large enough to take care of the local demand; that while 160th street has been mapped as a street since June 13, 1919, there seems to be no present intention on the part of the city to acquire title to this portion of the street; and

WHEREAS, on June 24, 1952, under Cal. No. 333-52-A, the Board acting in pursuance to Section 35 of the General City Law permitted a portion of the premises within the bed of a mapped street (lot 77) to be occupied for parking under the conditions set forth in the resolution adopted on that date under Cal. 70-52-BZ.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1952, by adding thereto:

"that in the event the parking lot is enlarged, further encroaching on the bed of the proposed street, such extension having been granted by the Board by amendment of resolution adopted this day under Cal. 70-52-BZ, Vol. II, such additional encroachment may be permitted under the powers vested in the Board by Section 35 of the General City Law, *on condition* that the requirements of the aforementioned resolution adopted under Cal. 70-52-BZ, Vol. II shall be complied with."

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application January 22, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse to storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera, Rudolph Gally and Vincent Forchelli.

For Opposition: Anthony F. Vietri and Theresa Palazzo.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 24, 1954 subject to regular procedure, previously withdrawn; and

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for applicant to submit a proposal correcting the poor housekeeping conditions found on the premises and for decision; then to

June 7, 1955, for applicant to furnish statement as to housekeeping conditions; then to June 28, 1955, for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 14th street are in a residence use, B area, class 1½ height district; 27th avenue is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1954 acting on Alt. Applic. 268-50, reads:

"1. The change of use of an existing non-conforming use located in a Residence Use District from Light Manufacturing and Warehouse to Storage, Woodworking and Manufacturing is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 47.46 ft. and 41.22 ft. frontage by 220.71 ft. in depth, irregular, on which are located two 2-story, class 3 buildings, used as woodworking shops and occupied as follows: brick building—cellar, storage; 1st floor, vacant; 2nd floor—manufacture of period furniture; concrete block building—1st floor, manufacture of shelving and ornamental brackets; 2nd floor—manufacture of picture frames; that also on the premises are a two story frame building having storage occupancy on the 1st floor and a dwelling on the 2nd floor, and a row of frame garages, indicated as storage sheds, along the easterly lot line of the portion of the plot facing on 27th avenue; that on the portion of the plot facing on 14th street there is a two story brick dwelling; that it is proposed to change the occupancy from light manufacturing and warehouse, to storage, woodworking and manufacturing; and

WHEREAS, the applicant contends that the two 2-story class 3 buildings, used as factories, one of brick and the other of concrete block, were originally erected as furniture warehouses which included repair shops on both floors for the construction, repair and refinishing of furniture, cabinets and the like; that the brick factory building was erected under N.B. 903 of 1904 and completed in 1906 as evidenced by the painted sign at side of brick building, but there is no record in the department of housing and buildings for the adjoining concrete block building; that however, accompanying affidavits now filed with Vol. 1 certify that the concrete building was erected in and around 1908 to 1912; that the 2-story frame storage and dwelling was originally erected as a stable on the 1st floor with caretaker's apartments on the 2nd floor; that the apartment is still in use and the stable portion now vacant and unused; that this building was also erected in 1905 or thereabouts; that the 1-story frame storage sheds along the easterly lot line were originally erected as garages for the use of small autos by salesmen of the furniture house and are now used as storage sheds by one of the tenants; that the dwelling on the 14th street lot was the original homestead of the Gally family; that a portion of this lot was also used as a driveway for the spaces that were located at the rear of the concrete block building, where auto trucks were stored and from where deliveries were made; that the garage doors in the rear wall of the concrete block building are still there; that an inspection by the department of housing and buildings resulted in the placing of violation No. 4573-49, a copy of which is now filed with Vol. I; that Alt. Applic. No. 268-50 was filed to provide a second means of exit and to legalize the present uses, resulting in objection No. 1, which is the basis of this application for a variance; and

WHEREAS, the applicant further contends that the present day uses of the buildings are quite similar to the uses that the buildings were erected for; that since the date the buildings were erected, there were carpenter shops and woodworking shops in both buildings; that these buildings were erected prior to 1916 and contained some manufacturing occupancy at that time and continued to maintain such manufacturing to the present time, and it is submitted that the owners should have the right to continue to enjoy the use of the premises as requested in this application; that practical difficulty and unnecessary hardships, due to the arrangement and design of the buildings not being adapted to a conforming use, would constitute practical difficulty to make any alterations for residence use, as buildings of this size could only be used for multiple dwellings which alterations would require yards and courts that could not be provided on this lot; that conversion to a conforming use would be impracticable and to require their demolition would certainly constitute an unnecessary hardship; that this hardship was not created by the owner and is unique as to these buildings and strict compliance with the zoning resolution would deprive the owner of the use of his property without compensation therefor; that it is proposed to provide a second means of egress from the 2nd floors of both buildings by the erection of a steel stairs at the rear of the buildings leading to a rear yard, with a 4 ft. wide easement along the southerly lot line of the old homestead property leading directly to 14th street; that the buildings are now occupied as woodworking and carpenter shops on the 1st and 2nd floors; that the 1st floor of the brick building is now vacant and was formerly occupied as a factory doing millwork; that there is at present a sprinkler system in each of the class 3 buildings on both 1st and 2nd floors and in the cellar of the brick building; that in view of the above it is requested that the Board grant a variance to permit a factory use in both of these buildings, generally of the type of use as now exists in the buildings; that it is also requested that the Board consider the uses of the other buildings on the plot facing 27th avenue and permit their present uses as storage buildings to be maintained as long as they are accessory uses by tenants of the class 3 buildings which are the subject of this appeal; and

WHEREAS, the applicant states that the present owner has held title to the property since May 28, 1937; that the assessed valuation of land is $13,000 and of the buildings $41,500 making a total of $54,500; that the building was erected in 1905; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which found that the housekeeping conditions on the premises have improved materially and the committee recommended that the application should be granted on the assurance of the owner that the housekeeping conditions will remain satisfactory; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 for a term of five years, to permit the occupancy of the existing buildings to be continued for light manufacturing and storage, *on condition* that the sprinkler system in the buildings shall be maintained to the satisfaction of the fire commissioner; that an additional means of exit shall be installed as proposed and indicated on plans filed with this application, marked "Received July 9, 1954", 3 sheets, and "February 16, 1955", 3 sheets; that none of the buildings shall be increased in height or area; that they shall be maintained in a manner satisfactory to the borough superintendent and the fire commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

6-53-BZ

APPLICANT—Hyman Wiener, for Greater New York Corporation of Seventh Day Adventists, owner.

SUBJECT—Application reopened June 1, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use B area district, the erection and

maintenance of a structure (church building), using more than the area permitted.

PREMISES AFFECTED—109-111 East 87th street, north side, 80 ft. east of Park avenue, Block 1516, Lots 5 and 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Hyman Wiener and Alfred B. Heiser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on November 24, 1953 this application was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a structure (church), using more than the area permitted; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation November 24, 1954; and

WHEREAS, this application was reopened on June 1, 1955 and set for hearing on June 28, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1955 acting on N.B. Applic. 61-55, reads:

"1. Proposal to erect a structure in a Residence Use District, B area District, occupying more than 65% of the area of the lot is contrary to Art. IV, P. 12(b) Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 24, 1953, in so far as it has reference to obtaining permits and the completion of work, so that as amended this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Max Suderov, owner.

SUBJECT—Application July 30, 1954 (decision of the borough superintendent), under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures and the erection and maintenance, in the retail use district portion of a plot located in a residence and retail use district, of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office, with a curb cut nearer the residence use district than is permitted; and to permit the parking and storage of motor vehicles, with a curb cut in residence use portion of plot.

PREMISES AFFECTED—210-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 219th street is in local retail and residence use, D area, class 1 height districts; Hempstead avenue is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 22, 1954 acting on N.B. Applic. 4505-53, reads:

"1. Use of premises located partly in a local retail and partly in a residence use district as gasoline selling station, lubrication, minor repairs of vehicles (hand tools only) sales-room, parking of more than 5 cars, auto laundry is contrary to Art. II Sec. 3 and Sec. 4 of the Zoning Resolution.

"2. Curb cuts located on intersecting residence street is contrary to Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 126.55 ft. and 191.89 ft. frontage by 126.38 ft. in depth, irregular, on which is presently located a two story frame building erected about 80 years ago, unoccupied and in dilapidated condition, and which is to be demolished; that on July 25, 1916 the premises was in a business and residence use district and the present use designation was established on January 21, 1947; that it is proposed to occupy only that part of the premises within the local retail use district with a gasoline selling station, lubritorium, minor repairs of vehicles with hand tools only, car wash and sales of automobile accessories; that the owner has entered into a contract of sale with the Tidewater Associated Oil company; that there are to be ten 550 gallon storage tanks and four dispensing pumps; that the contemplated accessory building will have a frontage of 57 ft. 8 in. facing Hempstead avenue and a depth of 28 ft. 4 in., one story in height, of class 3 construction; that the proposed building is to be located at least 85 ft. north of the next adjoining lot on 219th street and there will be no gasoline service station uses on that portion of the premises within the residence use district; that brick walls 5 ft. 6 in. in height, of the same type as the station building, will be erected along rear and side lot lines of the gas station; that the balance of the lot will be vacant until approved for a conforming use upon application to the Board; that this will provide a substantial buffer area between the proposed station and the balance of the block; and

WHEREAS, the applicant contends that there is only one gas station along Hempstead avenue within this neighborhood, approved by the Board on October 21, 1952 under Cal. No. 187-52-BZ, at the southeast corner of Hempstead avenue and 221st street in Block 11157, lot 6; that Hempstead avenue is a main auto traffic artery leading across Queens; that there are sufficient stores in the area for public requirements and the building of additional stores would therefore not be economically feasible; that the area was developed about 30 years ago and is not undergoing any substantial new development; that the long vacant land at the site and adjoining the site evidences the undesirability of the site for any retail development and the approval by the Board of the aforementioned gas station further evidences that fact; that there is a motor vehicle repair shop opposite the site on 219th street in block 1153, lot 31 and a parking lot on lot 35, and the proposed parking lot on 219th street will not change the character of the block; that there is a dividing island in the center of Hempstead avenue and it is believed that the proposed uses on the south side of Hempstead avenue will not affect the north side of Hempstead avenue nor in any way affect the character of 220th street; and

WHEREAS, the applicant states that the present owner has held title to the property since January 15, 1951; that the assessed valuation of land is $12,000 and of the building $2,500 making a total of $14,500; that the building was erected about 1850; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, there appears to be a sufficient number of gasoline stations within the general area; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e, i, h and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 4505/53, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application November 9, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold avenue to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of the Bronx.

APPEARNACES—

For Applicant: Henry Nordheim and Frank Pfeiffer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Zerega avenue are in a residence use, D area, class 1 height district; Newbold avenue and Waterbury avenue are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 8, 1954 acting on N.B. Applic. 1242-54, reads:

> "1. In a residence district the proposed Soccer and Athletic field, comfort and refreshment building and ticket office is contrary to Sect. #3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 206.13 ft. frontage by 600 ft. in depth, irregular, on which is located a one family dwelling, soccer, ball and athletic field, entirely surrounded by a 7 ft. high board fence; that on April 26, 1945 the use designation was changed from unrestricted to residence; that on April 26, 1945 the height designation was changed from 1¼ to 1 and the area designation was changed from C to D; that it is proposed to construct an office at the Zerega avenue and Waterbury avenue corner of the site, of cinder blocks, and comfort station building containing a refreshment counter at its front; concrete bleacher parallelling Zerega avenue with space from the back of it to the fence for patrons to congregate; that it is also proposed to construct a concrete bleacher running east parallel with Newbold avenue and a portable steel grand stand running east parallel to Waterbury avenue; that the play field will have a hard rolled clay earth surface that will lend itself for athletic games and running; and

WHEREAS, the applicant contends that on June 12, 1951 the owner purchased the site from the City of New York by the foreclosure of a tax lien; that the site was a swamp, most of the time under water, until the owner obtained sufficient fill to create a dry field for most of the land, or at least sufficient to form a soccer and athletic field; that there is still about 125 ft. at the easterly end to be filled, bordering Seabury creek; that during the past summer, the owner proceeded to construct concrete bleachers without knowing that this swamp land was zoned as residential district where such a development is prohibited; that most of the land within the 500 ft. radius surrounding the site is vacant land, most of it under water, and during the winter months it is frozen over as Seabury creek floods it; that Zerega avenue is the only street with a paved surface permitting entrance to this site; that Newbold and Waterbury avenues are not graded and would require considerable fill to bring them to Zerega avenue level; that it is difficult to comprehend the transition from an unrestricted designation to residential for such swamp land, particularly in view of the fact that the City of New York has deemed this area to be a sufficiently remote place to construct a garbage incinerator only a few blocks south of the site; that to construct conforming residential buildings on such land would require the driving of piles so that small homes are out of the question, and builders of apartment houses know better than to operate in territory of this character, where piling is required and an incinerator is so close by; that a variance is requested for a term of five years; and

WHEREAS, the applicant states that the present owner has held title to the property since June 12, 1951; that the assessed valuation of land is $11,000 and of the building $6,500 making a total of $17,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the applicant has filed a revised plan showing that no use is to be made of the bed of Newbold avenue which is mapped but not constructed east of Zerega Avenue and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of five years, to permit the premises to be occupied substantially as now occupied and as proposed and indicated on plans filed with this application, marked "Received November 9, 1954", 2 sheets, as amended by revised plans marked "Received June 24, 1955", 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no use of the premises other than as herein proposed and permitted; that the premises shall be completely surrounded as proposed by a 7 ft. high board fence; that no use shall be made of Newbold avenue, except there may be a fence across the avenue to block off the portion to the east from Zerega avenue, as may be permitted by the authorities having jurisdiction; that such fire-fighting appliances shall be installed and maintained as the fire commissioner shall direct; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business structure to be used for storage of tropical products, and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 111th street is in residence and business use, B area, class 1½ height districts; Park avenue is in local retail and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 1, 1954 acting on N.B. Applic. 132-54, reads:

"1. Proposed storage of tropical products and office, in a residence use district building is contrary to Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 33 ft. 4 in. frontage by 100 ft. 11 in. in depth, presently vacant; that it is proposed to erect a structure 33 ft. 4 in. front by 65 ft. 7 in. in depth, one story, 20 ft. 6 in. in height, of class 3 construction, to be used for the storage of tropical products in job lots, and office; and

WHEREAS, the applicant contends that the existing premises is a vacant lot, 30 ft. from the Park avenue market district, which 30 ft. consists of a 16 ft. vacant lot and a 16 ft. 4-story multiple dwelling with a jobber's store in the basement; that all the vacant lots in this area are unprotected, dirty, littered with junk and garbage; that there are now 20 lots within the 500 ft. radius and the abuses in the use of these vacant lots are a continuous source of trouble for many municipal agencies; that a survey of all the buildings within the 500 ft. radius shows that of the 162 buildings, 132 have a business use on the 1st floor; that within the two blocks on 111th street, from 5th avenue to Park avenue, of 38 buildings, 32 have business uses on the 1st floor; that within the 400 ft. distances on 111th street, of 27 buildings 19 have business uses on the 1st floor; that the City operates a public market on Park avenue, under the railroad tracks, which extends from 111th to 116th streets; that it is proposed to erect a one story brick building with no cellar; that the area will be less than 2200 sq. ft.; that the facade will consist of a maroon face brick with cast stone trim; that the rear yard will be paved with concrete and enclosed with a chain link fence; that the building will be used to store tropical products in a refrigerated cooler; that as small lots arrive they are placed in the cooler immediately; that nothing remains on the sidewalk; that this is a jobber's service designed to insure rapid delivery to local retailers to prevent excessive spoilage of the tropical products and all activties will be confined to the interior of the proposed building; that in this section of Manhattan and with this size plot it is economically unfeasible to erect any type of structure for residence use; that no savings bank will even entertain an application for a mortgage and thus owners of vacant land in this area desiring to build are at an extreme disadvantage; that for the last three decades no owner in this area has made any major effort to improve physical conditions, nor has this area been marked for a slum clearance project or set aside as a rehabilitation area; that the 50 ft. wide and 30 ft. high railroad structure has not been conducive toward constructive development of a high class housing and retail shopping district and any new structure, however small, will be an improvement and provide some additional tax revenue for the city; that the proposed building will result in a decided improvement in the general appearance of the premises and will be advantageous to surrounding properties; and

WHEREAS, the applicant states that the present owner has held title to the property since September 3, 1954 and that the assessed valuation of land is $9,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that business use as far as the first floor is concerned is almost continuous on this street between Park and Madison avenues and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit the construction and use of the building without cellar as proposed and as indicated on plans filed with this application, marked "Received December 15, 1954", 4 sheets, *on condition* that the building shall not be increased in height or area beyond what is shown; that the use of such building shall be solely for the storage of tropical products by this owner, as proposed; that signs shall be restricted to such signs as would be permitted in a local retail district; that a chain link fence shall be installed on the rear and side lot lines beyond the depth of the building and the rear yard paved as proposed; and that all permits required shall be obtained and all work completed and a certificate of occupancy shall be obtained within the requirements of Section 22A from the date of this resolution.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.
SUBJECT—Application December 22, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.
PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.
APPEARANCES—
For Applicant: Andrew DiCamillo.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Harway avenue and 27th avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 21, 1954 acting on Alt. Applic. 1538-54, reads:

"1. In a building located in a residence use district the proposed change in occupancy on the first floor from store to manufacturing of clothing and the accessory use therewith of the cellar floor, is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 38 ft. 8 in. frontage by 100 ft. in depth, on which is located a building 31 ft. 6 in. front by 45 ft. in depth, 3 stories, 36 ft. in height, of class 3 construction, presently used for light manufacturing and four families; that there are three buildings on this plot, namely, the front building which is the subject of this application, a rear 2-family dwelling built under N.B. 7225-24 and a rear one-car garage built under N.B. 2359-26; that it is proposed to main-

tain the use of store for manufacturing use on 1st floor and to use the cellar as an accessory use; and

WHEREAS, the applicant contends that legal occupancy of 1st floor under certificate of occupancy No. 20231 is for store; that when this building was constructed in 1923 the site was in a business zone, which has been changed to residential; that it proposed to change the occupancy from store which is a non-conforming use, to another non-conforming use, light manufacturing; that the type of manufacturing is clothing; that there are no odors nor is there unnecessary noise involved; that manufacturing is conducted only during normal working hours of the day and the premises are well kept; that the premises were purchased in good faith; that the owner was ill advised, prior to his purchase, that he could occupy the 1st floor for his purposes of manufacturing; that he was unaware that premises were in a residential zone; that the owner operates this shop and has invested a considerable amount of money in setting up necessary equipment; that the shop is well equipped with exits; that on lot 8 in block 6900 there is a store which is a non-conforming use; that on adjacent block 6901, lots 5, 6 and 8 are occupied by stores and lots 7, 9 and 11 of block 6902 are also occupied by stores and also lot 95 of block 6915 is occupied by a store; that all these stores are non-conforming and face on Harway avenue; that although the affected area is zoned residential, Harway avenue itself is lined with many stores; that the character of the neighborhood is not changed by the requested use; that the use is confined to the same floor within the same floor area as the originally constructed building; and

WHEREAS, the applicant states that the present Harway avenue was formerly known as Cropsey avenue; that former Harway avenue is now Cropsey avenue; that the switch in names took place April 16, 1929; that this information is given because the certificate of occupancy filed with this appeal mentions the location as Cropsey avenue, and this is due to the fact that the certificate is a copy of the original one issued July 31, 1923; and

WHEREAS, the applicant states that the present owner has held title to the property since July 16, 1947; that the assessed valuation of land is $1,500 and of the building $13,000 making a total of $14,500; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the use of the first floor for factory work, as proposed, and of the type proposed, with accessory use of the cellar in connection therewith without human occupancy, substantially as proposed and indicated on plans filed with this application marked "Received December 22, 1954", 1 sheet, and "April 29, 1955", 2 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted by the Board under Cal. 988-54-A; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution and a Certificate of Compliance as a Multiple Dwelling under Section 301 of the Multiple Dwelling Law.

988-54-A

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condtion.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated December 21, 1954, on Alt. App. 1538/54, reads:

"2. Provide two remote means of egress from the cellar floor complying with all the requirements of Sec. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 3 stories, 36 ft. in height, 31 ft. 6 in front by 45 ft. in area, of Class 3 construction, on a lot 36 ft. 8 in. front by 100 ft. in depth, in a residence use, D area, Class 1 height district, erected in 1923, used and occupied since prior to 1947: cellar—storage, 0 persons; 1st floor—manufacturing clothing, 25 persons; 2nd floor—2 families; 3d floor—2 families; that Certificate of Occupancy #20231 was issued July 31, 1923, upon completion of work under N.B. #5772/22, permitted the use and occupancy of the building for store and two families; and

WHEREAS, the applicant states it is now proposed to use and occupancy the building without change; that the building is provided with one interior 2 ft. 8 in. wood stairs, enclosed in partitions of studs, lath and plaster, equipped with wood doors which are self-closing; stairhall leads direct to street and is provided with a ladder and scuttle to roof; that there is one fire escape on the rear extending to roof and yard by ladder with egress to street by side yard; window and door openings on course thereof are not fireproof, self-closing; and

WHEREAS, the applicant states that there are three buildings on this plot as follows: Building A, the front building, which is the subject of this appeal; Building B a rear 2-family dwelling constructed under NB App. 7225/24 and Building C at the rear, a one-car garage erected under N.B. 2359/26; and

WHEREAS, the applicant contends as to Objection 2, that the cellar will be used for storage only and in connection with the shop on the 1st floor; that there is an interior stair from the shop to the cellar, enclosed at cellar level with fireproof blocks equipped with fireproof door; that there are two stairs from the cellar to the exterior which are of concrete, covered on exterior with flush metal doors at grade; one stair leads to yard and one to the street; that while the cellar is not equipped with two standard acceptable stairs under the Labor Law, the applicant requests the Board to consider that the cellar will be used only for storage and that three means of egress are provided; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 1538/54, Objection No. 2, and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. 987-54-BZ shall be complied with and that the exits as indicated on plans filed with such application shall be maintained; that the building and occupancy shall comply with all laws and rules, including the requirements of the Multiple Dwelling Law, Sections 61 and 301.

1000-54-BZ

APPLICANT—Andrew DiCamillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954 (decision of the borough superintendent), under section 7h of the zoning

resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 90th street are in residence and retail use, C area, class 1 height districts; 3rd avenue is in a retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 28, 1954 acting on Alt. Applic. 5035-54, reads:

"1. Proposed extension of an existing parking & storage of motor vehicles in a retail use district into a Residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. and 75 ft. frontage by 176 ft. in depth, irregular, presently used for parking and storage of motor vehicles in retail use district portion of plot, for which certificate of occupancy No. 136292-53 has been filed; that it is proposed to extend the parking and storage of motor vehicles into residence use portion of plot; and

WHEREAS, the applicant further states that certificate of occupancy No. 136292 was issued August 7, 1953, for lot 6, for the parking and storage of more than 5 motor vehicles for the plot of 50 ft. frontage along 3rd avenue and for a depth of 100 ft.; that since then, the additional land to the rear and facing on 90th street was purchased; that the added land consists of lots 13, 14 and 15, this plot being 75 ft. wide on 90th street and 100 ft. ¾ in. in depth; that there were unsightly sheds on this plot which were removed, and the land cleared and fenced in; and

WHEREAS, the applicant contends that the subject plot cannot at the present time be suitably improved to render same economically sound; that the present parking lot is well kept, as will the entire plot, if a variance is granted; that entrance to the parking lot will be maintained on 3rd avenue only, as this faces the business avenue, and will avoid any traffic to and from the parking lot on the residential side of 90th street; that the frontage along 90th street is enclosed with a solid metal fence due to the fact that said frontage faces on a residential street and this will tend to obscure the view of automobiles in the parking lot; that there is a nonconforming use in block 6081, lot 79, used as a public garage and shop; that this plot faces 91st street, which is residential; that this is an area where off-street parking is badly needed as there are many dwellings and apartment houses with no garage or parking facilites; and

WHEREAS, the applicant states that the present owner has held title to lot No. 6 since October 18, 1951 and to lots 13, 14 and 15 since November 15, 1954; that the assessed valuation of land is $19,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee found the premises are now used for the parking now proposed and that there is a solid metal fence along the line of 90th street with no openings therein; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied in conjunction with the front portion of the plot now permitted to be used for parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application, marked "Received December 30, 1954", 2 sheets and "April 14, 1955", 1 sheet, *on condition* that the premises shall be leveled substantially to the grade of the street, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the street line of 90th street and the interior lot lines a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, except that the corrugated metal fence along the line of 90th street may be continued; that during the term of this variance, the premises shall be occupied for no other use; that the entrance to the extension shall be solely from Third avenue; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that there shall be no signs advertising the parking use erected or maintained within the residence use district; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmarv Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of two refreshment stands and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands avenue and 901-911 East 107th street, southeast corner, Block 8215, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Flatlands avenue and East 107th street are in a residence use, D area, class ½ height district; East 108th street is in residence and business use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 13, 1954 acting on N.B. Applic. 1478-54, reads:

"1. The proposed construction of a refreshment stand with parking of patrons cars in a residence use district is contrary to the Zoning Res. Art. II Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 90 ft. in depth, presently vacant; that as of July 25, 1916 the premises were in an unrestricted use district and received its present use designation on August 14, 1943; that as of July 25, 1916 the premises were in a class A area, 1½ height district and

received its present area and height designation on April 26, 1951; that it is proposed to erect two modern refreshment stands and use the open area for parking of patrons' cars; that proposed refreshment stand "A" will be one story in height, of class 3 construction with a frontage of 40 ft. and a depth of 40 ft.; that refreshment stand "B" will be one story in height, of class 3 construction, with a frontage of 36 ft. and a depth of 34 ft.; and

WHEREAS, the applicant contends that the contemplated building will be modern in design and will do much to improve what is now a desolate area on the south side of Flatlands avenue; that there is a gas station in block 8235, lot 2; that Flatlands avenue is a main auto lane leading across Brooklyn and its attendant noise, fumes and traffic is not conducive to residential use; that the proposal is entirely feasible on this busy auto lane and its provision to park patrons' cars on the premises will eliminate any traffic problem that could arise; that the land is filled in and this area would not warrant the erection of buildings having heavy loads and requiring costly foundations; and

WHEREAS, the applicant states that the present owner has held title to the property since March 25, 1952 and that the assessed valuation of land is $6,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee is of the opinion that even though the district is zoned for residence and is a more or less undeveloped area, the use as proposed would not be objectionable opposite the housing development and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use of district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e and 7h for a term of fifteen years, to permit the occupancy of the premises substantially as proposed and as indicated on plans filed with this application, marked "Received January 3, 1955", 3 sheets, *on condition* that the premises shall be leveled substantially to the grade of Flatlands avenue; that such premises except where the two buildings are proposed to be erected shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the interior and street building lines, except for the street building line of Flatlands avenue, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that any signs erected shall be such as would be permitted in a local retail district; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this resolution.

15-55-BZ

APPLICANT—Charles M. Spindler, for Daniel Kanfer, owner.

SUBJECT—Application January 13, 1955 (decision of the borough superintendent), under section 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition; None.

For Administration, Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Foch boulevard are in residence and business use, D and E area, class ½ and class 1 height districts; Sutphin boulevard is in a business use, D area, class ½ and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 4, 1955 acting on N.B. Applic. 4660-54, reads:

> "1. Proposed use of a gas service station, auto washing, lubrication, office & accessory sales and minor repairs with hand tools only extending within the business use portion of a plot located partly within the business use and partly within the residence use district is contrary to Art. II Sec. 4a (29 & 46) of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 98.33 ft. frontage by 182.01 ft. in depth, irregular, on which are located two ramshackle frame structures; that one of these is occupied by an ice, coal and oil supplier and the other is used as an office for a taxi stand; that it is proposed to remove both of these structures and develop the portion within 100 ft. of Sutphin boulevard as a modern gasoline service station; that pumps will be installed only along the Sutphin boulevard frontage and will be set back 15 ft. from the building line; that only one curb cut will be installed on Foch boulevard and this cut will comply with the requirements of section 7A of the zoning resolution; that a 5 ft. 6 in. high masonry wall will be provided along a portion of the Foch boulevard building line, similar to the fence wall of the gas station opposite the site and planting and shrubbery will be installed along this fence wall; that a woven wire fence will be provided along the zone line and the portion of the plot in the residence district will be excluded from the gasoline station area; that this residence portion acts as a buffer, separating the station from adjacent occupancies; that repairs will consist of minor repairs with hand tools only and will be confined to the interior of the accessory building; and

WHEREAS, the applicant contends that directly opposite the the site across Foch boulevard there is an existing gas station; that this gas station lot also extends into the residence district but the actual gas station area is confined to the business district, in the same fashion as herein proposed for the subject site; that also opposite the site across Sutphin boulevard in Block 12204, Lot 103, is a small real estate office which adjoins an office and lot of a moving and storage business; that along Foch boulevard to the east there are a number of vacant lots; that there are many retail stores along Stuphin boulevard in this area but a number of these stores are vacant and the area is generally on the down grade, so that there is no demand for additional store property in this section; that the site is adjoined on the south by a blank brick wall of a two story building, formerly a theatre and now used for business purposes; that the owner of the site is also the owner of a one story taxpayer 60 ft. south of the site in Block 12022, Lot 23, which taxpayer contains a supermarket which the owner operates; that he purchased the subject site about a year ago with the intention of using it for the parking of customers' cars as soon as business conditions warranted same, but business conditions are now such that he is in the process of selling the supermarket and naturally has no need for parking space; that in 1916 all of the plot except a small portion in the rear, more than 100 ft. from Foch boulevard, was a business district and the balance was in a residence district; that on February 7, 1947 the use zoning was changed to its present designation; that the height zoning of the portion of the plot

more than 100 ft. from Sutphin boulevard was changed from 1 to ½ on June 30, 1947 and on the same date the area zoning of the same portion was changed from D to E; and

WHEREAS, the applicant states that the present owner has held title to the property since February 24, 1954; that the assessed valuation of land is $13,700 and of the building $1,300 making a total of $15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as proposed and indicated on plans filed with this application, marked "Received January 13, 1955", 5 sheets, and "June 23, 1955", 1 sheet, *on condition* that all buildings and uses shall be removed from the premises and the premises within the business use district shall be constructed and arranged substantially as proposed; that the accessory building shall be constructed of face brick on the front and two sides and arranged substantially as proposed except that the toilets shall be so arranged as to have doors that are not contiguous; that there shall be no cellar in the accessory building and the building shall comply in all other respects with the Building Code; that pumps shall be of a low approved type not nearer than 15 feet to the street building line of Sutphin boulevard; that curb cuts shall be restricted to two to Sutphin boulevard, each not over 30 feet in width and no curb cut nearer to the side lot line than 5 feet as prolongated; that there may be a curb cut to Foch boulevard within the first 25 feet of the street building line, such cut not to exceed 20 feet in width and not nearer than 5 feet to the Sutphin boulevard lot line as prolongated; that planting shall be maintained with suitable planting material where shown; that there shall be erected on the interior lot lines to the west and south a masonry wall not less than 2 feet in height with steel picket fence above to a total height of not less than 5 feet 6 inches; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that the number of gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that the balance of the premises where not built upon shall be paved with concrete or asphaltic paving; that the sidewalks and curbing on the two streets abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline sold and permitting such sign to extend beyond the building line for not over 4 feet; that the balance of the plot within the residence district shall remain vacant and unused or be developed with a conforming use and kept in an orderly condition; that under section 7i, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; and that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

294-55-BZ

APPLICANT—Lama, Proskauer, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955 (decision of the borough superintendent), under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of a plot located in a residence, retail, manufacturing and unrestricted use, ½ times height district, the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue), 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 21, 1955, for inspection if necessary and decision; hearing closed; then to June 28, 1955, for receipt of letter from the Civil Aeronautics Administration; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 134th avenue are in residence, retail, manufacturing and unrestricted use, B and E-1 area, class ½ height districts; Belknap street is in residence and retail use, B and E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 15, 1955 acting on N.B. Applic. 441-55, reads:

"1. The proposed building within two miles of an airport exceeds height limit allowed by Art. III Sect. 8(b) and Sect. 9-A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 151.23 ft. frontage by 920.36 ft. in depth, irregular, on which is located a two-story frame dwelling, to be demolished; that part of the premises within 100 ft. of Belknap avenue is in residence use district and that part of the premises, having a 50 ft. frontage on 137th avenue with a depth of 200 ft., is also in a residence use district; that part of the premises having a frontage of 20 ft. on Merrick road with a depth of 100 ft., is in a retail use district; that part of the property beginning 100 ft. east of Belknap street and running easterly for a distance of 80 ft. is in a manufacturing use district and the balance of the plot is in an unrestricted use district; that part of the property within the unrestricted use district and the manufacturing use district is in a B area district and that part of the property within the residence use district is in an E-1 area district; that the entire property is in a class ½ height district; that part of the property within the retail use district is in a D area district; that there is now pending before the City Planning Commission an application to change the use of the piece of property having a frontage of 20 ft. on Merrick road with a depth of 100 ft., from a retail use district to an unrestricted use district; that there is also pending before the City Planning Commission an application to remove from the zoning maps that portion of 134th avenue starting 100 ft. east of Belknap street and running to 180th street, that portion of 135th avenue starting 100 ft. east of Belknap street and running to 180th street, that portion of 136th avenue starting 100 ft. east of Belknap street and running to 180th street and 180th street from Merrick boulevard to 137th avenue; that it is proposed to erect a two story factory with an intermediate floor, of class 1 construction, having a frontage of 551 ft. and a depth of 214 ft., irregular; and

WHEREAS, the applicant contends that section 9A is a permissive as well as a restrictive section under which the Board may grant a variance in accordance with the general purpose and intent of this section; that the premises are located approximately 8,000 ft. north of the northerly boundary line of the airport and 660 ft. to the nearest approach zone; that the proposed building, 56 ft. in height to the top of the chimney, would present a lesser hazard to aviation than buildings which are now permitted without a variance in the one times height district in the approach zone for run-

way 79; that adjoining the site to the east, the Long Island railroad power lines extend approximately 65 ft. above the street grade; that Merrick road is a 100 ft. wide street and if the owner chose to do so he could erect his building on the street building line of Merrick road to a height of 50 ft.; that Esquire shoe polish is to be the occupant of the proposed building and is the same owner as 899 Kent corporation; and

WHEREAS, the applicant states that the present owner has held title to the property since July 16, 1953; that the assessed valuation of land is $87,000 and of the building $4,300 making a total of $91,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a letter from the Civil Aeronautics Administration has been filed, expressing no objection to the proposed height; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9, Subdivision A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 9A to permit the height of the building substantially as proposed and as indicated on plans filed with this application marked, "Received, April 15, 1955" (9 sheets) *on condition* that in all other respects the building and occupancy shall comply with the requirements of the Zoning Resolution and all other laws, rules and regulations applicable to the area and occupancy; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; and that all requirements of the Civil Aeronautics Administration as to height, and other requirements, shall be complied with.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for more complete plans; hearing closed.

Adjourned: 1:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 28, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

1464-39-GR

APPLICANT—Austin Ambach.

SUBJECT—Application reopened April 26, 1955 for consideration and report as to inclusion of inspection agency (Austin Ambach of Green Bay, Wisconsin).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended to include additional agency in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1464-39-GR.

Subject: Opening Protective Assemblies Inspection Agency, addition of the Inspection Agency of Austin Ambach, Green Bay, Wisconsin.

Austin Ambach of the Ambach Inspection Service, Green Bay, Wisconsin filed by letter dated April 9, 1955, a request for consideration as an approved inspection agency under the Rules of the Board for the inspection of Opening Protective Assemblies. He proposes that the work of inspection will be under his personal supervision.

The Committee on Test has reviewed that qualifications and experiences of the applicant and on the basis of this data recommends that Austin Ambach of Green Bay, Wisconsin be approved as an inspection agency under the provisions of the Rules of the Board of Standards and Appeals on Inspection of Opening Protective Assemblies Cal. No. 1464-39-SR and that such approval shall remain in force until rescinded by the Board and that all inspections shall be under the supervision of the applicant.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 18, 1939, as amended through January 19, 1954, to *approve* an additional opening protective assembly inspection agency in accordance with the report of the committee.

208-50-SM

APPLICANT—Lone Star Cement Corp., manufacturer.

SUBJECT—Lone Star Entraining Portland Cement (Type 1A-11A) and Lone Star Incor High Early Air Entraining Portland Cement (Type 111A), approval of.

APPEARANCES—

For Applicant: Bernard M. Carr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 208-50-SM

Subject: Lone Star Air Entraining Cements, approval of.

Lone Star Cement Corporation, New York filed March 7, 1950 on application with the Board of Standards and Appeals for approval of the material known as Lone Star Air Entraining Cement under the provisions of C26-312.0.c Administrative Building Code.

As the section quoted, referred to as ASTM specification in which there was no proviso for Air Entrained Cement, the Board held the application in abeyance until such time as they could promulgate rules for the use of Air Entrained Cement. Such rules were enacted by the Board under Cal. No. 64-55-SR on March 11, 1955, effective April 4, 1955.

Purpose

The material is a portland cement for use in structural concrete.

Description

The cement is a portland cement into which an air entraining addition is interground with the clinker at the mill.

The air entraining agent used is a neutralized vinsol resin, the resin is made by treating 100 parts of vinsol resin with

15 parts of N_aOH by weight and is made into an aqueous solution with a 12:1 ratio of water to resinate by weight, this solution is mixed and then transferred to a storage tank, the agent is then added, in controlled amounts, to the cement in the finished tube mill by means of a feed pump to each mill, this feed pump is tied in electrically to the tube mill so that if the mill stops, the feed pump also stops thus insuring a controlled amount of air entraining agent added to the cement.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and samples of the air entraining cements were identified and sealed. The sealed cans of cement were submitted to Manhattan College for test in accordance with the test requirements as set forth under Cal. No. 64-55-SR. The samples tested consisted of Type IA and IIIA from the applicants Nazareth Plant and Type IIA and IIIA from the applicant Hudson Plant. All samples tested successfully met the requirements of ASTM, C175-53 as set forth under Cal. No. 64-55-SR. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Lone Star Air Entraining Cement Type IA and IIIA as manufactured at the applicants plant at Nazareth, Pa. and Type IIA and IIIA as manufactured at the applicants plant at Hudson, New York as meeting the requirements of C26-312.0 Administrative Building Code as superseded by General Resolution as adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legally marked and that each bag or container be marked, tagged or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 208-50-SM", including the specific type of cement and when marketed in bulk for use in New York City the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

880-50-SA

APPLICANT—Sec-O-Matic Corp., owner-manufacturer.

SUBJECT—Application reopened December 1, 1953, as to amendment to resolution as to additional model and to consider change of ownership—re Sec-O-Matic Dry Cleaning System, Models AH, AHR and AR, previously approved.

APPEARANCES—
For Applicant: Harry Defuria.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 880-50-SA

Subject: Amendment to resolution as to additional model and to consider change of ownership (new owner International Projector Corp., previous owner Sec-O-Matic Corp.).

Sec-O-Matic Corp., Bloomfield, New Jersey requested by letter dated November 6, 1953 that the resolution adopted December 4, 1951 under Cal. No. 880-50-SA be amended to include an additional model, dry cleaning unit. The application was reopened by a vote of the Board December 1, 1953.

The International Projector Corp., Bloomfield, New Jersey submitted an affidavit dated March 15, 1955 which states that the Sec-O-Matic Corp. is now a wholly owned subsidiary of the International Projector Corp.

Description

The Model AJ, for which approval is requested is similar to the model AHR approved by the Board under Cal. No. 880-50-SA· with the following exceptions:—The enclosure around the equipment has been eliminated, the Sec Hoyt Solvent Recovery Unit is now standard equipment instead of the Sec-O-Miser, the bag type filter has been replaced with an all metal tubular type filter and the standard still has been replaced with a reclaimer which combines a still, sludge reclaimer and storage tank, this reclaimer eliminates all odors which result from filter cleanout. The feature of the door interlock is the same one the Model AJ as on the AHR.

Recommendation

The Committee on Test recommends that the resolution adopted December 4, 1951 under Cal. No. 880-50-SA be amended to include the Model AJ on condition that the requirements of the resolution adopted December 4, 1951 under Cal. No. 880-50-SA be complied with.

The Committee further recommends that as the Sec-O-Matic Corp. is now a wholly owned subsidiary of the International Projector Corp., all approvals granted to the Sec-O-Matic Corp. under Cal. No. 880-50-SA shall be transferred to the International Projector Corp. on condition that the requirements of the resolution adopted December 4, 1951 under Cal. No. 880-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 4, 1951 in accordance with the above report.

726-54-SM

APPLICANT—The Chicago Faucet Co., owner.

SUBJECT—Application September 7, 1954—Chicago Faucet Vacuum Breakers, Models 893(⅜") and 892(½"), approval of.

APPEARANCES—
For Applicant: J. W. Edgett.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—
Affrmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 726-54-SM

Subject: Chicago Faucet Vacuum Breaker, Models 892 and 893 approval of.

Chicago Faucet Co., Chicago, Illinois filed September 7, 1954 an application with the Board of Standards and Appeals for approval of the Chicago Faucet Vacuum Breaker, Models 892 and 893 under the provisions of C26-1277.0 Administrative Building Code.

Purpose

The appliance is designed to prevent back siphonage.

Description

The vacuum breaker in sizes of ⅜" and ½" is composed of four main parts: The body which contains an integral horizontal side outlet, the upper air valve and cover assembly, containing a vent opening leading to atmosphere and a cover to prevent dirt from getting into the valve body. The lower valve seat which is connected to vertical supply line, the valve mechanism which acts vertically as a floating disc between the upper and lower valve seat and it consists of a shallow cup with flexible synthetic rubber discs mounted above and below.

The vacuum breaker is of the non-pressure type and must be installed between the discharge side of the control valve of the fixture and the outlet, there can be no valve between the vacuum breaker and the spout outlet.

Inspection and Test

Tests were conducted at the Department of Water Supply, Gas and Electricity Test Bench 32 Vanderwater Street in the presence of Asst. Engr. J. A. Darts Committee on Test, E. O. Bauman Chief Inspector, Bureau of Water Register, Inspectors H. Gralow and M. Miller Bureau of Water Register and J. W. Edgett representing the applicant. The units were subjected to a vacuum test from 28.5" Hg. to 2.5" Hg. with sustained vacuums of 22.5" Hg., 15.5" Hg. and 7.5" Hg. At no time during these tests did back flow occur. Under pressure test the slighest flows resulted in a tight seal.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Chicago Faucet Vacuum Breaker, Models 892 and 893 for use in New York City under the provisions of C26-1277.O.h. Administrative Building Code on condition that each vacuum breaker shall be labeled with a label 11/16" in diameter, permanently attached to the top of the breaker reading as follows, around the periphery, "Approved by the Board of Standards and Appeals, N. Y. C. 726-54-SM."

(Sgd.) Harris H. Murdock,
Chairman,
Leslie V. Huber,
Chief Engineer,
John A. Darts,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

734-54-SM

APPLICANT—Granco Steel Products Co., owner.

SUBJECT—Application September 14, 1954—Corruform and Tufcor Steel Deck (fire-resistive roof for industrial construction), approval of.

APPEARANCES—

For Applicant: William A. Faiella.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 734-54-SM

SUBJECT: Corruform and Tufcor Steel Deck, approval of.

Seelye, Steveson, Value and Kneecht, New York for Granco Steel Products Co., Granite City, Illinois filed September 14, 1954 an application with the Board of Standards and Appeals for approval of the material known as Corruform and Tufcor Steel Deck under the provisions of C26-88.0, C26-626.0, C26-619.0 and C26-618.0 Administrative Building Code.

Purpose

The materials are steel roof deck.

Description

The Corruform sheets are known as standard and heavy duty sheets. The standard sheets are 0.0156 inches thick having a corrugation depth of ½" and a pitch of 2 3/16" and are 25" wide and lap 1" on the side for a cover width of 24". The heavy duty sheets are 26 gauge steel with 27" cover width and corrugated to ¾" and 3" pitch.

The Tufcor sheets come in 24, 22 and 20 gauge and 1¼" depth of corrugation and the pitch varies from 4⅛" to 3¾" depending on the gauge with a coverage of 27".

The deck is used as a permanent form for a concrete deck.

Inspection and Test

Samples of deck were load tested at Jersey City in the presence of Asst. Engr. J. A. Darts Committee on Test and representatives of the applicant, in accordance with the requirements of C26-626.0 Administrative Building Code.

Three panels were load tested, difference being in the span between supports and the gauge of the sheets.

Panel 1

The Tufcor sheets of 24 gauge were placed over three supports spaced 7'-0" on centers on top of the sheet was placed 2¼" of perlite concrete reinforced with 4-8 12/14 mesh. The perlite concrete was of a mix of 2 bags of approved hi-early cement to 3 bags of Per-Alex perlite (4 c. ft. each bag) 12 oz. of an air entraining agent and 22 gallons of water.

Panel 2

The construction was similar except that the sheets were of 22 gauge material.

Panel 3

The Corruform sheet used in this test was 26 gauge, the lightest gauge of all Corruform sheets and the spacing between supports was 5'-0" on centers.

Results were as follows:

Panel 1

The test was discontinued at a loading of 246 lbs. per sq. ft. when one of the beams, acting as the support for the roof deck, twisted and buckled inward, causing the load on the panel to shift. Placing of additional load on the panel under such conditions could be hazardous. Using a factor of safety of 5 as this construction was not a simple span and not continuous span but may be described as a semi-continuous, the safe carrying capacity, excluding the dead weight of the slab itself, is 50 lbs. per sq. ft.

Panel 2

The test was discontinued at a loading of 270 lbs. per sq. ft. and at that loading there was no evidence of failure. Using a factor of safety of 5 for the same reasoning as explained above, the safe carrying capacity, excluding the dead weight of the slab itself, is 54 lbs. per sq. ft.

Panel 3

The test was discontinued at a loading of 300 lbs. per sq. ft. and at the loading there was no evidence of failure. Using a factor of safety of 5 for the same reasoning as explained above, the safe carrying capacity excluding the dead weight of the slab itself is 60 lbs. per sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material Corruform and Tufcor for use as an incombustible roof when provided with a roof fill as herein described for spans and loads as follows: Tufcor 24 gauge 7'-0" center to center of supports with a loading, excluding weight of the deck and fill of 50 lbs. per sq. ft. Tufcor 22 gauge, 7'-0" center to center of supports with a loading excluding weight of deck and fill of 54 lbs. per sq. ft. Corruform, 26 gauge, 5'-0" center to center of supports with a loading, excluding weight of deck and fill of 60 lbs. per sq. ft. for use under the provisions of C26-618.0 and C26-619.0

Administrative Building Code. The Committee further recommends that in all roof construction of this construction the top surface shall be covered with an approved roofing material and further that all plans filed with the Department of Housing and Building showing the proposed use of this construction shall be marked, stamped or labeled: "Approved by the Board of Standards and Appeals for use in New York City, under Cal. No. 734-54-SM".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

982-54-SM

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application December 14, 1954—Gold Bond Acoustipanel System (sound absorption and fire-resistant ceiling), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 982-54-SM.
Subject: Gold Bond Acoustipanel System, acoustical treatment, approval of.

Sheldon H. Cady, for National Gypsum Co., Buffalo, New York filed December 14, 1954 an application with the Board of Standards and Appeals for approval of the Gold Bond Acoustipanel System under the provisions of C26-88.0 and C26-461.0 Administrative Building Code.

Purpose

The material is a suspended acoustical ceiling.

Description

The system consists of standard hangers and carrier channels spaced 4′-0″ on centers. To these channels are wire tied, with double strands of 16 gauge wire or clipped the "T" carrying runners spaced 4′-0″ on centers; space bars are used to space and stabilize the carrying runners and these spacers are placed 8′-0″ on centers staggered in adjoining bays.

On the flanges of the "T" are placed the Acoustipanel consisting of 24″ x 48″ perforated bonderized steel panels reinforced by three inverted ribs, 12″ apart running parallel to the 48″ dimension. Resting on the upper surface of the panel and supported by the ribs are placed mineral wool batts.

Inspection and Test

Sample systems were load tested at the applicants plant in Buffalo, New York in the presence of Asst. Engr. J. A. Darts Committee on Test and S. H. Cady and others representing the applicant.

The load at a deflection of 1/360 of the span for the 4′-0″ span was 6 lbs. per sq. ft. The loading was discontinued at 10 lbs. per sq. ft. as that gave a factor of safety of 10 since the weight of the ceiling is 1 lb. per sq. ft. There was no failure either in the pans, clips or splines at the loading.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the Gold Bond Acoustipanel System when assembled as herein described using an incombustible pad, similar to fiberglas or rockwool and weighing not more than 1 lb. per sq. ft., be approved as incombustible mechanically supported Acoustical System under C26-88.0 Administrative Building Code providing all packages, cartons, bill of lading or invoices are marked or tagged, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 982-54-SM," and further that the hanger and carrier channels shall be limited to 4′-0″ center.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

278-55-SM

APPLICANT—Flameproof Chemical Co., Inc., owner (Perma Dry Co., Inc., Agent).
SUBJECT—Application April 1, 1955—Texpruf Flame Retardant, approval of.
APPEARANCES—
For Applicant: Sam Esserman.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 278-55-SM
Subject: Texpruf Flame Retardent, approval of.

Flameproof Chemical Co., New York filed April 1, 1955 an application with Board of Standards and Appeals for approval of the material known as Texpruf Flame Retardent under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is a flameproofing compound that is used to flameproof fabrics that are to be used in places of public assembly.

Description

The material is a white crystalline powder which dissolves readily in water. This powder is a mixture of ammonium sulfamate formulated with phosphate, sulfamic acid and a wetting agent.

Inspection and Test

Samples of various fabrics flameproofed with the material Texpruf were tested in accordance with the requirements of the Flameproofing Rules of the Board at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts Committee on Test, S. A. Esserman representing the applicant and W. H. Masterson of the Laboratory.

Results were as follows:

1. Light weight cotton. There was no flashing or flaming and the average time of glow, within the charred area, was 1⅔ seconds.
2. Cotton and viscose rayon drapery fabric. There was no flashing or flaming and the average time of glow, within the charred area, was 2½ seconds.
3. Monks cloth. There was no flashing or flaming and the average time of glow, within the charred area was 2⅔ seconds.
4. Heavy weight drapery material. There was no flashing or flaming and the average time of glow within the charred area was 8½ seconds.
5. Crepe paper. There was no flashing, flaming of afterglow.

6. Craft paper. There was no flashing or flaming and the time of glow within the charred area was 1 second.
7. Bristol board. There was no flashing or flaming and the time of glow within the charred area was 1⅓ seconds.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test concludes that the material Texpruf Flame Retardent possesses inherent flameproofing properties when applied to the materials described above and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him, in accordance with the requirements of the Flameproofing Rules.

The Committee further recommends that each container in which the material Texpruf is marketed shall be labeled or marked, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 278-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

321-55-SA

APPLICANT—Davis Engineering Corp., owner.
SUBJECT—Application April 11, 1955—Paracoil Thermo-Film Fuel Oil Heater (preheater), approval of.
APPEARANCES—
For Applicant: Reuben Lisson.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

Re: Cal. 321-55-SA
Subject: Paracoil Thermo-Film Fuel Oil Heater (preheater), approval of.

Reuben Lisson for Davis Engr. Corp., Elizabeth, New Jersey filed April 11, 1955 an application with the Board of Standards and Appeals for approval of the Paracoil Thermo-Film Fuel Oil Heater (preheater) under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a fuel oil preheater so designed as to prevent oil entering the boiler water.

Description

The preheater is a double transfer unit which utilizes tube within a tube construction. The preheater consists of a number of double-tube heating elements, housed in a steel pipe shell. Each heating element consists of two straight tubes, one inside the other. The ends of the shorter outer tubes are roller expanded into one set of tube sheets. Another set of tube sheets similarly receives the ends of the longer inner tubes. Water chambers are bolted to each end of the heater shell. This construction provides three fluid circuits (a) primary boiler water, (b) fuel oil, and (c) an intervening secondary liquid circuit that separates circuits (a) and (b) from each other. This third circuit is filled at the factory with a neutral incombustible heat transfer liquid.

Mounted on the top of the heater assembly, and tapped into the secondary heat transfer circuit, is a glass indicator. The secondary heat transfer fluid is filled to the center of the indicator. The unfilled portion of the glass acts as an expansion chamber for the heat transfer liquid. The indicator glass is protected against mechanical injury.

In operation, the circulating primary boiler water, flowing through the inner tube of each double-tube element, heats the static secondary heat transfer fluid, which in turn heats the fuel oil, passing between the outside of the outer tubes and the heater shell. In the event of an oil leak, the oil cannot contaminate the boiler water, as it is isolated from it by the secondary heat transfer fluid. The oil will instead rise to the indicator glass, where it remains trapped and visible to the operating personnel.

Inspection and Test

The appliance was tested at the applicant plant in Elizabeth, New Jersey by Asst. Engr. J. A. Darts Committee on Test and representatives of the applicant. The appliance operated as designed and it was noted that in the event of a break in the tube, that the oil was isolated from the boiler water and would rise in the indicator glass.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Paracoil Thermo-Film Fuel Oil Heater (preheater) as meeting the requirements of the Rule 7.2.2 of the Oil Burner Rules of the Board on condition that the secondary liquid circuit shall be an incombustible neutral heat transfer liquid and that each preheater bear a label, permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 321-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.
SUBJECT—Application for consideration—reopening as to test if required, and report as to additional model—re Iron Fireman Oil Burner, Model M, previously approved.
APPEARANCES—
For Applicant: Bradley T. Sheridan.
ACTION OF BOARD—Application reopened for test, if required, and for report as to additional Model M-3.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0

510-52-SM

APPLICANT—Wayne Modern Building Products, for John H. McCall, owner.
SUBJECT—Application for consideration—reopening as to restore to docket—re Wayne Brikcrete; previously dismissed for lack of prosecution.
APPEARANCES—
For Applicant: George Dolan.
ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0

706-54-A—Vol. II

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).
SUBJECT—Application reopened April 26, 1955 as Vol. II—filed pursuant to Section 35, of the General City Law

re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 31, 1955, on amendment to Alt. App. 1496 of 54 reads:

"1. The extension of the second floor and erection of decorative lighted columns in the bed of a mapped street is contrary to General City Law Article 3 (35) and contrary to Resolution of Board of Standards and Appeals Cal #706-54-A Bull #52 Vol. XXXIX.

"2. Required stairways must be enclosed as per 6.4.1.8.1 BC."

and

WHEREAS, the applicant states the building is one story, 13 ft. in height, 73 ft. by 20 ft. in area, of Class 3 construction, located on a lot 100.52 ft. front by 140 ft. in depth, in a business use, C area, Class 1 height district, and used and occupied as follows: Cellar—ordinary use; 1st floor—restaurant, bar and grill, amusement park and amusement rides, 500 persons; and proposed to be increased in area at the first floor to 100 ft. front by 20 ft. in depth and at the second floor to be constructed 34 ft. front by 11 ft. in depth of Class 3 construction, and used and occupied as follows: Cellar — ordinary use; 1st floor — restaurant, bar and grill, amusement park amusement rides, amusement arcade and games, 500 persons; 2nd floor—meter room and offices, 5 persons; and

WHEREAS, the applicant states that the owner is now in the process of erecting the one story extension partially within the bed of the mapped as permitted by the Board under Cal. No. 706-54-A; that it is now proposed to add a two story portion over the new extension, such two story portion to be used for a meter room and office space and toilet; that the depth of the second floor portion will be 11 ft. and will extend three ft. and six inches into the bed of the mapped street; and

WHEREAS, the applicant states that it is proposed to install an open ornamental iron stairway with a wrought iron railing from the second story portion landing at the first floor; that since this first floor extension is to be used as an amusement arcade the lessee desires to maintain an open character to the area; that the second floor portion will be only 375 sq. ft. in area and will have five occupants; that in view of this fact it is felt that omission of the one stair enclosure will not present a hazardous condition; and

WHEREAS, the applicant contends that the property is in the heart of the amusement area and is extremely valuable as business property; that Rockaway Beach Boulevard has been mapped for widening since 1916, and to date the City has taken no action; that it would constitute an undue hardship to deprive the owner and lessee of full enjoyment of the property; that the owner will consent to an amortized indemnification of the costs of the proposed extension to the extent of 10 per cent per annum over a period of ten years.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 21, 1954 by adding thereto:

"that in the event the owner desires to erect a small addition to the building as a second story extension for a distance of not over 3 ft. 6 in. beyond the line of the proposed widening of the street, such extension may be permitted as proposed and as indicated on plans filed with this appeal marked, "Received, April 12, 1955" (One sheet) and "May 9, 1955" (3 sheets) *on condition* that the proposed second story construction shall be of class three construction; and, as to Objection No. 2, that the stairway leading thereto, from the first floor, may be left open provided that it has a self-closing door at the head of the stairs and that the occupancy of the proposed second floor addition does not exceed five persons and only for the occupancy as proposed.

738-54-A

APPLICANT—DeRose and Cavalieri, for 154 North 7th Street Holding Corp., owner.

SUBJECT—Application October 1, 1954—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—154-158 North 7th street, south side, 80 ft. west of Bedford avenue, and 141-143 North 6th street, Block 2327, Lots 19-32 and 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated Sept. 16, 1954, on amendment to Alt. App. 1047 of 1952, reads:

"3. Storage room for paint to comply with Rule 4 of the Bd. of Standards and Appeals Spray Rules."

and

WHEREAS, the applicant states the building is one story, 15 ft. 6 in. in height, 70 ft. front by 150 ft. in depth, class 3 construction, erected 1937, located on a lot 70 ft. front by 200 ft. irregular in depth, in an unrestricted use, B area 1½ height district and used and occupied since January 1, 1953, without a Certificate of Occupancy for electroplating polishing and spraying with boiler room, office and parking area, 60 persons; no change in use or occupancy is now proposed; the building is provided with a one-source sprinkler system; and

WHEREAS, the applicant states that the building was erected in 1937 and extended under Alt. App. 1047 of 1952, which alteration included the replacement of a two story wood frame structure used for commercial purposes with a one-story class 3 structure; that at the rear of the building there is an accessory parking area with egress from North 6th Street; and

WHEREAS, the applicant contends that although not required by Alt. App. 1047 of 1952, the owner voluntarily fire retarded the ceiling throughout with metal lath and plaster and installed a sprinkler system throughout; that the boiler room and loading space are enclosed with 8 in. thick concrete block walls and partitions separating the spraying room from the general work area is constructed of 4 in. concrete block; that the storage room for spraying materials, which is the room in question, is located along the westerly enclosure wall of approximately 18 ft. south of the spraying room; that this storage room, in which not more than 200 gallons of spraying material will be stored, is 9 ft. 2 in. wide by 6 ft. deep, 7 ft. 10 in. high, constructed of 8 in. masonry walls with concrete floor slab on earth and a re-enforced concrete roof and the opening to the storage room is protected with a one-hour fireproof self-closing door equipped with a sprinkler head connected to the building sprinkler system; that lighting for the storage room is by means of electric fixtures located outside the room and directly opposite the door leading thereto; and

MINUTES

WHEREAS, the applicant contends that Rule 4.2 does not apply as the spraying materials are not in excess of 200 gallons; that Rule 6.1.2 provides that such spraying materials not in excess of 200 gallons may be stored in a double walled metal cabinet or wood cabinet covered on all sides, including the door; that the storage room provided is more costly than the cabinet permitted by Rule 6.1.2 and affords greater protection to life and property; that the spraying materials are stored outside the spraying room away from other materials which reduces the fire hazard.

Resolved, that the decision of the Borough Superintendent acting on an amendment to Alt. App. 1047 of 1952, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the construction and use of the paint storage room, as proposed and as indicated on plans filed with this appeal marked, "Received, October 1, 1954" (2 sheets) *on condition* that the sprinkler system throughout the building shall be maintained in accordance with the requirements therefor; that the ventilation of the paint storage room shall be maintained as proposed, with the ventilation flue starting six inches above the floor and carried through the roof and with no electric wiring for lighting within the paint storage room.

58-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.
SUBJECT—Application for consideration—reopening as Vol. II as to consider a new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened as Vol. II, subject to regular procedure, to consider new decision.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners, Kleinert, and Keating and Deputy Chief Connolly 4
Negative 0

812-54-A

APPLICANT—Rust-Oleum Corp., owner.
SUBJECT—Application October 18, 1954—Re: Transportation, storage and sale of combustible mixture known as "Rust-Oleum Lubricating Grease" in New York City (labelling of containers not in accordance with Administrative Code requirements.)
APPEARANCES:
For Applicant: Donald W. Fergusson and Thomas S. Walsh.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Appeal withdrawn, without prejudice.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert, and Keating and Deputy Chief Connolly 4
Negative 0

392-48-A—Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.
SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: E. Augustus Acker.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 2 p.m. for inspection and decision; hearing closed.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 6, 1955, at 2 p.m.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.
SUBJECT—Application July 29, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.
APPEARANCES—
For Applicant: Abraham Fisher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 2 P .M., for inspection and decision.

177-55-A

APPLICANT—Canada Dry Ginger Ale Inc., owner.
SUBJECT—Application March 8, 1955—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—59-02 Borden avenue, south side, 191.02 ft. west of Maurice avenue, Block 2657, Lot 40, Maspeth, Borough of Queens.
APPEARANCES—
For Applicant: None.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to July 6, 1955, at 2 P. M., applicant to be notified.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.
SUBJECT—Application May 16, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 2 P. M., applicant to file revised plans.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.
SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.
APPEARANCES—
For Applicant: S. H. Greenhill, Alexander Graham, William Karas, G. P. Adair and Wm. B. Neill.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1955, at 2 P. M., for further consideration after applicant has furnished the Board with structural steel plans.

492-29-BZ—Vol. V

APPLICANT—Lawrence M. Rothman, for Theobold Brothers Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent)—previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the continuation on first floor of existing multiple dwelling, a limited business occupancy, facing Grand Concourse and Boulevard.

PREMISES AFFECTED—2183-2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham Brandinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connally..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended and the term of variance was extended by the Board as Vol. V, on June 27, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 16, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 25, 1935, as thereafter *amended* by resolutions adopted through October 16, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution. (Alt. App. 627/34.)

234-41-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the alteration and reconstruction of a gasoline service station.

PREMISES AFFECTED—2001-2013 Broadway, west side, from West 68th street, to West 69th street, 151-155 West 68th street and 166-178 West 69th street, Block 1140, part of Lots 4, 5, 7, 10, 14, 55 and 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 13, 1942, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 4, 1943; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on July 7, 1954; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1942, as thereafter *amended* by resolutions adopted through July 7, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no permits have been obtained and no work has started, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 39/41 and 87/54)

593-41-BZ—Vol. II

APPLICANT—William B. Lichtner, for Farock Theatre Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment as to addition to building—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto laundry, sales room and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1025 Beach 19th street, west side, 97 ft. north of Cornaga avenue, Block 49, Lot 46, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 29, 1952, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 25, 1952; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1952, by adding thereto:

"that there may be an addition to the accessory building as proposed by plans filed with this request for amendment marked received, "June 16, 1955" (3 sheets) as passed on by the Borough Superintendent by Alt. App. 1294 of 1955, *on condition* that in all other respects the resolution above cited shall be complied with and that such addition shall be used solely for a carport roof of the size as shown; that all permits shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. 6103/51, Alt. 1294/55)

844-48-BZ

APPLICANT—Herman Kron, for Myron Auerbach, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional gasoline storage tanks—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of auto showroom for new and used cars, motor vehicle repair shop and servicing and parts department

to existing garage for more than five motor vehicles and gasoline service station.
PREMISES AFFECTED—1-11 Neptune avenue and 2788-2800 East 14th street, northwest corner (Block 7487, Lot 49), Borough of Brooklyn.
APPEARANCES—
For Applicant: George G. Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on December 21, 1948, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on June 21, 1949; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 21, 1948, only so far as it has reference to the number of gasoline storage tanks so as to permit six additional 550 gallon approved gasoline storage tanks *on condition* that in all other respect the resolution above cited shall be complied with. (Alt. 982/55)

833-41-BZ—Vol. II
APPLICANT—Dominick Salvati and Son, for Rhoada King, owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of pleasure motor vehicles, for a term of years.
PREMISES AFFECTED—80 Beach 61st street, east side, 654.47 ft. south of Larkin avenue, Block 353, Lot 1, Arverne, Borough of Queens.
APPEARANCES—
For Applicant: Authony M. Salvati.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance and time extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on July 7, 1953, on certain conditions; and
WHEREAS, the resolution was amended and time extended to complete the work on January 19, 1954; and
WHEREAS, the applicant requested an extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, as thereafter *amended* by resolution adopted January 19, 1954, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 614/53)

383-48-BZ—Vol. II
APPLICANT—George H. Colin, for Crew Levick Corp., owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—2755 Williamsbridge road, southwest corner of Boston road, Block 4515, Lot 13, Borough of the Bronx.
APPEARANCES—
For Applicant: Benjamin Mosher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert, and Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 7, 1954, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 6/53)

231-52-BZ
APPLICANT—Martin Gollubier, for Jennie Gollubier, owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the maintenance of existing two car garage and permitting the parking and storage of motor vehicles on unbuild upon portion of plot.
PREMISES AFFECTED—1122-1130 Nelson avenue, east side, 150.34 ft. north of West 166th street, Block 2513, Lots 44, 46, 48 and 83, Borough of the Bronx.
APPEARANCES—
For Applicant: Martin Gollubier.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on December 8, 1953; and
WHEREAS, the applicant requested an extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolu-

tion, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months." (Alt. 19/52)

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owners.

SUBJECT—Application for consideration—reopening as to amendment as to term—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic) storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: Reginald S. Hardy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 24, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1955 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

". . . granted under Section 7, Subdivision f for a term of 15 years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 313/54)

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the proposed extension in area and reconstruction of existing gasoline service station to include gasoline service station, auto laundry (non-automatic), lubritorium, motor vehicle repairs and office and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

APPEARANCES—
For Applicant: Henry J. Nurick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, the resolution was amended on April 26, 1955 and June 7, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1955, as thereafter *amended* by resolution adopted on June 7, 1955, by adding thereto:

"that the lubritorium may be enlarged by omitting the proposed wall of the storage room, and the overhead door thereto, and to install a three foot exit door within the lubritorium; that the size of the office space may be reduced by placing the front of the office in line with the lubritorium, all as shown on revised plans marked, "Received, June 14, 1955" (one sheet) *on condition* that in all other respects the resolution above cited shall be complied with." (Alt. 2649/54)

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to new proposal, subject to regular procedure—re previously granted on condition, permitting in a business district, the erection of a garage for more than five motor vehicles.

PREMISES AFFECTED—73-97 Empire boulevard, 56-58 Sullivan place, 81-103 McKeever place northeast corner of Empire boulevard and McKeever place, Block 1306, Lot 28, Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application for consideration — reopening as Vol. II to consider new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 21 of the zoning resolution, to permit in a business district the erection and maintenance of a garage for more than five motor vehicles and also a gasoline service station.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

57-50-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.

SUBJECT—Application for consideration — reopening as Vol. III as to extension of use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a

retail and unrestricted use B area district, the erection and maintenance of a storage garage for more than five motor vehicles, office and air-raid shelter, without the required rear yard and courts and permitting the parking and storage of more than five motor vehicles on roof of building.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deupty Chief Connolly..... 4
Negative 0

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application for consideration—reopening and set for hearing on July 19, 1955 to consider affirmation of resolution of December 7, 1954 in view of change of zoning from business to retail and as referred back to Board by Court—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in the business portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing July 19, 1955, at 10 A.M., waiving all requirements except two publications in the Bulletin.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deupty Chief Connolly..... 4
Negative 0

510-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jerome D. Dawson, owner.

SUBJECT—Application for consideration — reopening as Vol. II as to a new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a building to be used as a dwelling and doctor's office and as professional offices for doctor's not residing on premises.

PREMISES AFFECTED—519-529 Avenue P and 1604-1610 Ocean parkway, northwest corner, Block 6612, Lot 52, Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates, Inc., owner.

SUBJECT—Application for consideration — reopening as Vol. III as to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

APPEARANCES—
For Applicant: Abraham Grossman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deupty Chief Connolly..... 4
Negative 0

910-49-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Irene Meehan, Anita Pederson and Anne Eloewer, owners, (White Castel System Inc., lessee).

SUBJECT—Application for consideration — reopening as Vol. II to consider new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7h of the zoning resolution, to permit in a residence and local retail use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—972 Castle Hill avenue, east side, between 220 Bruckner boulevard and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of Bronx.

APPEARANCES—
For Applicant: Milton Petrides.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

146-52-BZ—Vol. II

APPLICANT—Burke, Greene & Groh, for Fred Schumacher, owner.

SUBJECT—Application for consideration—reopening as Vol. II on alleged new substantial facts, subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in residence and local retail use districts, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

MINUTES

APPEARANCES—
For Applicant: J. W. McClancy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.
SUBJECT—Application for consideration—reopening as Vol. III as to extension of building and use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition under section 7c and 21 of the zoning resolution, permitting in a business use C area district, the extension of existing buildings into the residence use portion of plot, using more than the area permitted.
PREMISES AFFECTED—1120-22 Kings Highway, 1726-1728 East 12th street, south side of Kings Highway, 72 ft. 2 in. west of East 12th street and west side of East 12th street, 96 ft-6⅝ in. south of corner of Kings Highway and East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of building and uses.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

295-53-BZ

APPLICANT—James J. Lyons, Jr. for Emil Gutermann, owner.
SUBJECT—Application for consideration—reopen and set for hearing on July 19, 1955—re Application (decision of the borough superintendent), previously granted on condition, under section 7f and 21 of the zoning resolution, permitting in a business use district (now a residence use district), the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic) and office.
PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street, Block 3239, Lots 14, 16 and 17, Borough of Bronx.
APPEARANCES—
For Applicant: Emil Gutermann.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing July 19, 1955, at 10 A. M., subject to the regular procedure, waiving all requirements except filing of new decision which has been filed and two publications in the Bulletin.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 4:10 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, July* 15, 1955, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954 and further hearing on March 25, 1955.

Authority

Section 666, *Subd. 2 of the Charter of the City of New York and Article V, Section* 21 *and Article II, Section* 4(*a*), *Subd.* 53 *of the Zoning Resolution of the City of New York.*

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "hereafter established" shall mean those dry cleaning establishments established after January 1, 1953.

1.5. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

1.6. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wearapparel, textiles, fabrics or articles of any other sort.

1.7. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals.

2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings and obtain its approval. Any prior approval shall be a compliance with this rule.

2.2. The requirements of Rule 2.1. shall not apply to existing dry cleaning establishments.

2.3. No dry cleaning unit shall be installed unless such unit is approved by the Board of Standards and Appeals.

2.4. The use of any existing commercial premises, as defined in Article 4, Administrative Code, for any dry cleaning establishment shall not be deemed to be a Change of Occupancy within the meaning of Section C26-185.0 of the Administrative Code.

2.5. The dry load capacity of all dry cleaning units shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.

2.6. No dry cleaning solvent shall be used unless such solvent has been tested and rated by the Fire Commissioner.

2.7. It shall be unlawful in any dry cleaning unit approved by the Board to use any solvent having a flashpoint other than that for which the dry cleaning unit has been approved by the Board.

2.8. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

3.1. No hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles, but such area may include, in conjunction with the dry cleaning establishment, unless otherwise prohibited by law, ordinary storage, boilers, washing equipment, compressors, pumps and filtration equipment.

3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by lawful non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, and fur storage.

3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building, except that this Rule 3.2 shall not apply to those establishments created prior to the effective date of these Rules:

3.2.1. which is of wood frame construction;

3.2.2. which is classified as a public building pursuant to Section C26-235.0 of the Administrative Building Code;

3.2.3. any part of which establishment is within 20 feet of any public building, as defined in Section C26-235.0 of the Administrative Code

Rule 4. Egress.

4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

4.1.2. In all hereafter established dry cleaning establishments all required exist doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following, except that this Rule 5 shall not apply to those establishments created prior to the effective date of these Rules:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings within six feet of any dry cleaning unit shall be fire-retarded with one-hour fire resistive materials and doors and with two approved automatic wet pipe sprinkler heads located over the cleaning unit which may have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fireproof self-closing door or fireproof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishments any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". in such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commission under such conditions as he shall prescribe.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following, except that this Rule 6 shall not apply to those establishments created prior to the effective date of these Rules:

6.1. Unless otherwise specifically exempted by law, no power or heating boiler shall be permitted in the same area or space where dry cleaning units are located unless such boiler or boilers shall be enclosed in a one-hour fireproof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishments or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assemply.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.3. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

PUBLIC HEARING

7.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

7.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide at least four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units, and such ventilation as is otherwise required by law.

8.2. All Class A dry cleaning establishments shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of all dry cleaning establishments whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof, street, yard or court grade on which it opens of the premises in which said establishment shall be located, and

(2) The exhaust shall be under static pressure by reason of a mechanical fan, and

(3) The terminal of the exhaust, shall be at least five feet from any window or ventilating opening if said ventilating window or ventilating opening lies on the same plane as the exhaust terminal and when the ventilating windows, or other ventilating openings lie on a plane which faces in the direction of the exhaust terminal such terminal shall be at least 10 feet away from the same, and

(4) All direct equipment exhausts or vents shall be provided with mesh lint arrestors which shall be kept clean unless lint traps are provided on the units, and

(5) The requirements of subdivisions (1) and (3) of this Rule 8.3 shall not apply to those establishments created prior to the effective date of these Rules.

Rule 9. Operating Precautions.

9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments.

9.2. The proprietor of any Class A establishment shall furnish to any person cleaning out a dry cleaning unit an approved type respirator for his use during the process of cleaning out any such unit.

9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) days after date of publication of the rules as adopted.

Rule 12.

If any term, part or provision of any of the aforesaid Rules shall be held unconstitutional or ineffective in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts or provisions of these Rules.

PUBLIC HEARING

PROPOSED AMENDMENT TO RULES FOR INSPECTION OF APPROVED OPENING PROTECTIVE ASSEMBLIES

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 20, 1939, EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, NOVEMBER 13, 1939 AND AMENDED ON JUNE 8, 1945, EFFECTIVE JULY 2, 1945.

(1139-39-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Wednesday afternoon, July 6, 1955, in Room 1013, Municipal Building, Manhattan, on Proposed Amendment to Rules for Inspection of Approved Opening Protective Assemblies.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York and C26-189.0 Administrative Building Code and C26-610.0 Administrative Building Code and C26-660.0, 661.0 and 662.0 Administrative Building Code.

Note: Matter in parenthesis to be omitted.

Rule 2. Inspections.

2.1. No Opening Protective Assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labeled (either by the Borough Superintendent, or) by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

NOTICE

Copies of the Official Directory of the City of New York for the year 1955 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and Courts, are now on sale at the office of the Supervisor of the City Record, Room 2213, Municipal Building, Manhattan, New York 7, N. Y. Price One Dollar. Make check or money order payable to "Supervisor of City Record"

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

5 2.05
EW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its offce, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | **July 12, 1955** | Single Copies, 20 Cents By Mail, 25 cents | **No. 28**

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

THE LIBRARY OF THE
JUL 28 1955
UNIVERSITY OF ILLINOIS

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Petitions and Certiorari Orders Served on the Board of Standards and Appeals.

Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting of Wednesday Morning, July 6, 1955, Affecting Calendar Numbers 68-36-BZ—Vol. III, 1093-39-BZ—Vol. II, 140-44-BZ—Vol. III, 955-54-BZ, 975-54-BZ, 14-55-BZ, 52-55-BZ, 59-55-BZ, 212-55-A, 152-55-BZ, 621-24-BZ—Vol. II, 312-55-A, 490-25-BZ—Vol. II, 249-33-BZ—Vol. III, 880-54-BZ, 968-54-BZ, 991-54-BZ, 40-55-BZ, 910-53-A—Vol. II, 91-55-BZ, 201-55-BZ, 234-55-BZ, 257-55-BZ, 276-55-BZ, 293-48-BZ—Vol. IV and 135-42-BZ—Vol. II.

Minutes of Regular Meeting of Wednesday Afternoon, July 6, 1955, Affecting Calendar Numbers 277-54-A—Vol. II, 372-54-A—Vol. II, 630-54-A, 177-55-A, 717-51-A—Vol. II, 798-53-A—Vol. II, 632-54-A, 1139-39-SR, 475-54-A, 742-54-A, 786-54-A, 439-55-A, 1144-25-BZ—Vol. II, 249-29-BZ—Vol. II, 528-37-BZ—Vol. II, 203-50-BZ, 140-51-BZ, 261-52-BZ, 171-53-BZ, 118-54-BZ, 660-54-BZ and 433-29-BZ—Vol. IV.

(Remaining Minutes of the Meeting of July 6, 1955 will be printed in the Bulletin of July 19, 1955.)

PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 5, 1955, Copy of Petition and Order of Certiorari was served on the Board by Levitt, Rosenberg, Stone & Notkins, attorneys for 260 Madison Avenue Corporation, owner, seeking a review of the Board's denial of their application on June 1, 1955, under Section 7, subdivisions c and h, of the Zoning Resolution, to permit in a residence and restricted use district, the use of unbuilt-upon plot for right of way and for the parking and storage of motor vehicles (previously granted by the Board under Cal. No. 354-51-A); Cal. No. 461-37-BZ, Vol. IV; premises 22b. East 39th Street, 23 East 38th Street and 98 ft. east of Madison Avenue, Borough of Manhattan.

* * * * * *

On July 6, 1955, Copy of Petition and Order to Show Cause was filed with the Board by Francis X. Stephens, Jr., attorney for Rachel B. Harrison, objecting property owner, seeking a review of the Board's determination on June 1, 1955, granting a variance under Section 7a, to permit in a residence use, E-1 area district the existing occupancy as three-family dwelling, formerly a two-family dwelling, without the required side yard and nearer to street line than is permitted; Cal. No. 581-54-BZ; premises 1925 Hering Avenue, west side, 243.76 ft. north of Rhinelander Avenue, Borough of The Bronx.

* * * * * *

COURT DECISION

Matter of Miller vs. Murdock:—On February 23, 1955, Copy of Petition and Order of Certiorari was served on the Board by Elias M. Schwarzbart, attorney for petitioner, Frances Miller, objecting property owner, seeking a review of the Board's determination on January 18, 1955, granting a variance, for a term of fifteen years, in a restricted retail use district for the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), motor vehicle repairs, storage and sale of accessories and an office, and to permit parking and storage of motor vehicles on unbuilt-upon portion of plot; Cal. No. 1011-41-BZ, Vol. II; premises 1702-1718 Bruckner Boulevard and 975-979 Noble Avenue, and 960-970 Soundview Avenue, Borough of Bronx.

At Special Term, Part I, Supreme Court, Mr. Justice Lynch sustained the Board in the following decision:

"This is a certiorari proceeding instituted pursuant to the provisions of section 668e-1.0 of the Administrative Code of the City of New York, wherein the petitioner asks this court to review and reverse a determination made by the respondents, constituting the Board of Standards and Appeals of the City of New York. This agency exercising its statutory power to grant zoning variances, permitted the intervenor-respondents to erect a gasoline service station and other incidental uses at premises known as Nos. 1702-1718 Bruckner boulevard and Nos. 975-979 Noble avenue, southwest corner and No. 960-970 Sound View avenue, Block 3661, Lot 58, Bronx, New York. ¶Pursuant to the direction of the order of certiorari, issued out of this court to the petitioner, the Board of Standards and Appeals has served and filed its return, consisting of a verified answer and the transcript of the record of proceedings before the said board. The intervenor-respondents have also served and filed their answer. The respondents have brought the matter on for argument by serving and filing the present application for an order to vacate the order of certiorari, dismiss the petition and affirm the determination of the Board of Standards and Appeals made herein. ¶Two issues are raised for determination upon the present application. The first relates to the adequacy of notice given by the said board to the petitioner, and the second to the legal authority of the respondents to grant the variance and permit in question. ¶It is petitioner's contention that inasmuch as the petitioner, who is the owner of a parcel of land adjoining the subject parcel on the west, was not served either personally or by registered mail with notice of the proceeding before the board regarding the zoning variance, the said proceedings and determination made thereon are void as against her. It is not disputed, however, that a notice of hearing was published in the Official Bulletin of the Board of Standards and Appeals. In this connection, the case of Ottinger v. Arenal Realty Company, Inc. (257 N. Y., 371) is in point and such notice is deemed sufficient. Perhaps a more direct notice should be given to those whose property rights are seriously affected by a proceeding before the board, but in the absence of statutory or other

(Continued on page 1200)

CALENDAR

DOCKET

New Cases filed up to July 6, 1955

Cal. No. *Dept.* *Premises Affected*

511-55-SA—Slattery Domestic Gas Ranges, Models 55, 5500, 5530, 5536, 5588, 5590, manufactured by J. B. Slattery and Brother, Inc., Appliance.

512-55-SA—Automatic-Brookline, Royal-Rose, Rose-Master and Flame-Liberty Gas Ranges, Models 202, 302, 362, 5057, 6231, 6831 and 6854, manufactured by Automatic Range Co., Inc., Appliance.

513-55-BZ—H.B.B.—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn, Alt. 5113-54—re business entrances and signs, etc.

514-55-BZ—H.B.Q.—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens, Alt. 593-55—re extension of existing gasoline service station, repairs, accessory store, office and dwelling; curb cut.

515-55-A—H.B.Q.—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens, Alt. 593-55—re Class 2, 3 and 4 construction, use as gasoline service station—building should be of fire-protected construction.

516-55-BZ—H.B.M.—78-80 Sheriff street, east side, 81.9 ft. north of Rivington street, Block 334, Lots 2 and 3, Borough of Manhattan, Alt. 999-55—re parking and storage of motor vehicles in residence use district.

517-55-SA—Spider Power-driven Staging, Model ST-17 and ST-18, manufactured by Spider Staging Inc., Appliance.

518-55-SA—Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536, manufactured by J. B. Slattery and Brother, Inc., Appliance.

519-55-SM—Quantalite (plastic light diffuser), manufactured by Quantalite Inc., Material.

520-55-SM—Saylor's Air-Entraining Portland Cement, manufactured by Coplay Cement, manufactured by Coplay Cement Manufacturing Co., Inc., Material.

521-55-SM—Philite Luminous Ceiling, manufacturing by Ruby Philite Corp., Material.

522-55-SM—Alpha Gasoline Storage Tank, 275 Gallon capacity, manufactured by Alpha Tank Co., Inc., Material.

523-55-SM—Kill-Flame Fire Extinguisher, Model 1, manufactured by Allchem Manufacturing Co., Material.

524-55-BZ—H.B.B.—2894 Atlantic avenue, south side, 50 ft. 4 in. east of Jerome street, Block 3966, Lot 14, Borough of Brooklyn, Alt. 3436-53—re extension of existing repair shop in business use district.

525-55-BZ—H.B.B.—94 Pineapple street, south side, 92.6 ft. east of Henry street, Block 232, Lot 22, Borough of Brooklyn, Alt. 1175-54—re business use (store in cellar of old law tenement).

526-55-BZ—H.B.Q.—23-38 to 23-44 Cornaga avenue (23-40 official), north side, from Beach Channel drive to Gipson street, 23-18 to 23-34 Beach Channel drive and 10-02 to 10-14 Gipson street, Block 2221, Lot 11, Far Rockaway, Borough of Queens, N.B. 2208-55—re gasoline service station, lubritorium, auto repairs, car washing, storage, office, parking of cars in residence use district.

527-55-A—H.B.M.—385-387 Broadway, west side 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan, B.N. 1737-55—re egress, etc.

528-55-BZ—H.B.B.—518 Coney Island avenue, west side, 60 ft. 1¾ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn, N.B. 1025-55—re motor vehicle repair shop in business use district.

529-55-BZ—H.B.Q.—78-30 82nd street, west side, 277.15 ft. south of 78th avenue, Block 3832, Lot 57, Glendale, Borough of Queens, N.B. 4234-55—re sideyard, etc.

530-55-BZ—H.B.Q.—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 45th street, northwest corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens, N.B. 2641-55—re gasoline service station, auto washing, lubrication, office sales, minor repairs, show windows less than 75 ft. from residence use district.

531-55-BZ—H.B.Q.—34-15 to 34-25 58th street, east side, 31.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens, Alt. 1222-55—re gasoline service station, auto washing, lubrication, office, sales, parking and storage, 2 car garage for less than 5 cars; etc.

532-55-A—H.B.Q.—600 Douglaston parkway, southeast corner of 32nd avenue, Block 8031, Lot 1, Douglaston, Borough of Queens, Alt. 1560-55—re sidewall panels and concrete buttresses; storage of liquified chlorine, etc.

533-55-A—H.B.B.—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn, Alt. 590-55—re egress, etc.

534-55-A—H.B.M.—28-40 Nassau street, west side, from Liberty to Cedar streets, 38 Liberty street and 43-65 Cedar street, Block 45, Lots 4, 5, 7, 11, Borough of Manhattan, B.N. 2064-55—re height of scaffold, etc.

535-55-BZ—H.B.M.—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street, southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan, Alt. 796-55—re loading berths, etc.

536-55-A—H.B.M.—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street, southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan, Alt. 796-55—re fire tower.

537-55-BZ—H.B.B.—9516-9524 3rd avenue, northwest corner of 96th street, Block 6116, Lots 37, 38 and 39, Borough of Brooklyn, Alt. 1493-55—re parking lot, etc.; curb cut, etc.

CALENDAR

538-55-BZ—H.B.B.—995-1007 McDonald avenue and 45-47 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn, N.B. 1541-55—re gasoline service station, non-automatic auto laundry, office, sales, lubritorium, etc.

539-55-A—H.B.B.—1120-1122 Kings highway, south side, 72 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn, Alt. 1803-55—re stair width, etc.

540-55-A—H.B.B.—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn, Alt. 432-54—re review of borough superintendent decision—proposed manufacturing in business use district, etc.

Restored to Docket

717-51-A Vol. II—H.B.R.—2205 Richmond road, southwest corner of Todt Hill road, Block 934, Lot 17, New Dorp, Borough of Richmond, Amendment to Alt. 367-51.

829-48-SA—NU-Way Oil Burners (reopened for test and report as to new model numbers), manufactured by The NU-Way Corporation, Appliance.

338-49-BZ Vol. II—H.B.B.—201-209 East 28th street and 2802-2812 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn, Alt. 2290-55.

433-29-BZ Vol. IV—H.B.B.—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn, Amendment to Alt. 483-51.

365-46-BZ—H.B.Q.—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens, Alt. 1567-44.

DESIGNATIONS: **H.B.**—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings. Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, etc. ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

JULY 12, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 12, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed; then to June 14, 1955, as to possible change in zoning from business to retail; then to July 12, 1955, for applicant to submit decision of the borough superintendent and for two publications in the Bulletin.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories, and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner (Woodcrest Wood and Metal Cabinet Co., lessee).

CALENDAR

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets (no power driven saws).

PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing public garage for more than five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles, gasoline service station and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application January 21, 1955—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

168-55-BZ

APPLICANT—Noah N. Sherman, for Frederick W. I. Lundy, owner Peter Pan Playland Corp., lessee).

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a term of ten years.

PREMISES AFFECTED—2601-2609 Emmons avenue north side, from East 26th to East 27th streets, Block 7490, Lots 40 and 80, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

Laid over from June 21, 1955 to July 12, 1955, for further inspection and decision; hearing closed.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Papp's Motors Inc., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II re (decision of the borough superintendent) under sections 7a, 7i, 7h and 7A of the zoning resolution, to permit in the retail use district portion of plot the erection and maintenance of a motor vehicle repair shop, in conjunction with used car lot, (previously granted by the Board—not built) and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

Laid over from June 21, 1955 to July 12, 1955, for inspection and decision; hearing closed.

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application reopened July 13, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the addition of parking of employees' cars (no fee to be charged), to existing storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

Laid over from June 21, 1955 to July 12, 1955, for inspection and decision; hearing closed.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on

existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed; then to July 12, 1955, for applicant to file revised plans showing a masonry building throughout and no curb cuts on East 130 street.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch bandsaw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed; then to July 12, 1955, for inspection and decision.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

Laid over from June 21, 1955 to June 28, 1955, for decision of the borough president; then to July 12, 1955, at request of applicant.

595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwellings units and restaurant (cabaret-no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

Laid over from June 21, 1955, to June 28, 1955, at the request of the applicant; then to July 12, 1955, for inspection and decision; hearing closed.

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Holding Corp., owner.

SUBJECT—Application reopened March 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

Laid over from June 28, 1955, to July 12, 1955, for inspection and decision; hearing closed.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7A of the zoning resolution, to permit in the residence use district portion of a plot the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

Laid over from July 6, 1955, to July 12, 1955, for decision; hearing closed.

975-54-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 28, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.

CALENDAR

Laid over from July 6, 1955, to July 12, 1955, at the request of an objector, applicant consenting.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.
SUBJECT—Application January 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.
PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.

Laid over from July 6, 1955, to July 12, 1955, at the request of an objector; no further requests for adjournment.

330-42-BZ—Vol. IV

APPLICANT—Jeron Company, Inc., owner.
SUBJECT—Application reopened May 24, 1955 as Vol. IV —re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a building (store), using more than the area permitted, and to permit an exit to adjacent lot located in residence use district.
PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

427-55-A

APPLICANT—Jeron Company, Inc., owner.
SUBJECT—Application May 13, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

293-52-BZ—Vol. II

APPLICANT—Latham C. Squire, for 139 East 36th street Corp., owner (Pack Medical Foundation, lessee).
SUBJECT—Application reopened May 24, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7d and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with cancer and its allied diseases, using more than the area permitted.
PREMISES AFFECTED—277-279 Lexington avenue, east side, 42⅔ ft. north of East 36th street, Block 892, Lot 22, Borough of Manhattan.

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. F. and G. Realty Corp., owner.
SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and the parking of patrons cars (no fee to be charged) for a term of fifteen years.
PREMISES AFFECTED—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue; 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx.

698-54-BZ

APPLICANT—Imre Chairman, for Salvatore S. Fazio (Dallo Auto Painting, lessee).
SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district for a term of ten years the change of use of premises to motor vehicle repair shop.
PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of The Bronx.

61-55-BZ

APPLICANT—R. S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).
SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service.
PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

62-55-A

APPLICANT—Reginald S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).
SUBJECT—Application January 28, 1955—filed pursuant to section 35, General City Law re premises located in proposed widening of mapped street—Parsons boulevard and 20th avenue.
PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

92-55-BZ

APPLICANT—M. Martin Elkind, for Salta Holding Corp., owner.
SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under section 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure to be used as an auto-showroom, motor vehicle repair shop, storage and sale of accessories and office for a franchised auto dealer, using more than the area permitted; and to permit the erection and maintenance of a gasoline service station; and the parking of more than five motor vehicles (for patrons and employees) on unbuilt upon portion of plot.
PREMISES AFFECTED—1431-1461 86th street, north side, 240 ft. east of 14th avenue, Block 6340, Lot 52, Borough of Brooklyn.

133-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Borden, Hyman Herringman, Julius Blackman and William Sparago, owner.
SUBJECT—Application February 16, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution. to permit in a retail use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3392-3406 Nostrand avenue, west side, 200 ft. north of Avenue U, Block 7334, Lot 27, Borough of Brooklyn.

141-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.
SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre to dress manufacturing, offices and storage on first floor, and offices on second floor.
PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, Block 3819, Lot 17, Borough of Brooklyn.

142-55-A

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.

CALENDAR

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, 2nd floor, Block 3819, Lot 17, Borough of Brooklyn.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.
PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

200-55-BZ

APPLICANT—Paul Friedman, for Pauline Schwartz and Joseph Rae, owners.
SUBJECT—Application March 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and accessory parking, for a term of fifteen years.
PREMISES AFFECTED—2376 Knapp street, northwest corner of Avenue X, Block 7410, Lot 184, Borough of Brooklyn.

215-55-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.
SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs, storage and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1770 Gunhill road, southeast corner of Wickham avenue, Block 4498, Lot 15, Borough of The Bronx.

218-55-BZ

APPLICANT—Charles M. Spindler, for Garden Flushing Service Station, Inc., owner.
SUBJECT—Application March 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, motor vehicle safety inspection station, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—152-174 Hegeman avenue, south side, from Osborn street to Thatford avenue, 622-626 Osborn street, and 549-551 Thatford avenue, Block 3637, Lots 32 and 41, Borough of Brooklyn.

223-55-BZ

APPLICANT—Henry Nordheim, for Antonio Scalone, owner.
SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing non storage garage.
PREMISES AFFECTED—974 Sacket avenue, south side, 381.17 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of The Bronx.

258-55-BZ

APPLICANT—Charles J. Wagner, for Sam Piazza, owner.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubitorium, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—417 Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Brooklyn.

263-55-BZ

APPLICANT—Robert Gottlieb, for Laura Albertario, owner.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district the erection and maintenance of an extension to basement at front of building, using more than the area permitted.
PREMISES AFFECTED—230 East 58th street, south side, 240 ft. west of 2nd avenue, Block 1331, Lot 34, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

104-53-SM

APPLICANT—Matrad Corporation, owner.
SUBJECT—Application January 20, 1953—Greek Pumice Aggregate (from the Island of Santorin) Concrete Roof Fill for Insulation, approval of.

315-55-SM

APPLICANT—Dragon Cement Company, Inc., owner.
SUBJECT—Application April 13, 1955—Dragon Air Entrained Cements, Types IA and IIIA, approval of.

732-54-SA

APPLICANT—New England Oven and Furnace Company, Inc., owner.
SUBJECT—Application September 10, 1954—New England Oven and Furnace Co., Inc., Gas Fired Industrial Drying Oven, Model TR, approval of.

530-54-SA

APPLICANT—Herring-Hall-Marvin Safe Company, owner.
SUBJECT—Application June 11, 1954—Quickdraft (draft induction, mechanical for furnace systems), approval of.

895-53-SA

APPLICANT—Yula Water Heaters, Inc., owner.
SUBJECT—Application December 11, 1953—Yula Straight Tube Steam Fuel Oil Heaters, Type B (bayonet), approval of.

21-55-SA

APPLICANT—Interboro Elevator Company, Inc., owner.
SUBJECT—Application January 14, 1955—Interboro Elevator Co., Inc., Hydro-Matic Elevator Control Device, Models 3, 5, and 6, approval of.

618-52-SM

APPLICANT—Valco Inc., owner.
SUBJECT—Application August 14, 1952—Valco Safety Valve (for fuel lines) approval of.

737-54-SA

APPLICANT—Troy Laundry and Machinery Division of American Machine and Metals, Inc., owner.
SUBJECT—Application September 28, 1954—Troy Laundrite (heavy duty washer), approval of.

CALENDAR

775-53-SA
APPLICANT—Connor Engineering Corp., owner.
SUBJECT—Application October 26, 1953—Dorex Air Improver (mechanical ventilation—air purification), approval of.

922-54-SA
APPLICANT—The Weber Dental Manufacturing Company, owner.
SUBJECT—Application November 23, 1954—Weber Imperial Dental Unit, Model KC, approval of.

920-54-SA
APPLICANT—The Weber Dental Manufacturing Company, owner.
SUBJECT—Application November 23, 1954—Weber Ultra Coolant Handpiece Spray, Model 1 (accessory for dental units), approval of.

921-54-SA
APPLICANT—The Weber Dental Manufacturing Company, owner.
SUBJECT—Application November 23, 1954—Weber Imperial Unit, Model K, approval of.

878-50-SA
APPLICANT—W. S. Rockwell Company, owner.
SUBJECT—Application September 29, 1950—Gehnrich Bench, Cabinet and Truck Type Recirculating Ovens (standard equipment), approval of.

877-50-SA
APPLICANT—W. S. Rockwell Company, owner.
SUBJECT—Application September 29, 1950—Gehnrich Direct Gas Fired Air Heater (standard equipment), approval of.

396-55-SA
APPLICANT—Fitzgibbons Boiler Company, Inc., owner.
SUBJECT—Application April 29, 1955—Fitzgibbons Packaged Boiler Unit (oil fired), Models 39-59 to 304-464 inclusive, approval of.

397-55-SA
APPLICANT—Fitzgibbons Boiler Company, Inc., owner.
SUBJECT—Application April 29, 1955—Fitzgibbons Gas Boilers, Series 770, Models 77G1-E, F. EP, EPT, FPT, 77G2-E, EP, EPT and FPT, approval of.

427-46-SM—Vol II
APPLICANT—Frank N. Carucci, for Pioneer Concrete Products Company, Inc., owner.
SUBJECT—Application reopened January 18, 1955 as Vol. II test and report—Pioneer Cinder Block; previously dismissed for lack of prosecution re "P" Block (cinder concrete building block).

829-53-SM
APPLICANT—Twin Boro Cement Block Corp., owner.
SUBJECT—Application October 28, 1953—Twin Boro Cement Block Corp., Waylite Concrete Building Block, approval of.

106-55-SM
APPLICANT—The Masland Duraleather Company, owner.
SUBJECT—Application February 9, 1955—Masland Duran with fabric back Quality 2785 (flame resistant upholstery fabric), approval of.

174-51-SA—Vol. II
APPLICANT—W. S. Rockwell Company, owner.
SUBJECT—Application reopened July 20, 1954 as to amendment—re Standard Gehnrich Electric Recirculating Truck Type Ovens; previously approved.

891-51-SA
APPLICANT—L. J. Mueller Furnace Company, owner-manufacturer (Clewell Equipment Co., agent).
SUBJECT—Application reopened September 14, 1954 as to amendment—re Mueller Climatrol Gas-Fired Boiler, Models 10, 11 and 20; previously approved.

336-55-SA
APPLICANT—Charles Fuchs, for Metalmaster Corp., owner.
SUBJECT—Application April 19, 1955—Metalmaster Oil Burner and Silent Heet Distributing Corp., Oil Burner, Models A-1, A-2, A-3 and A-11, approval of.

171-52-SM
APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened December 15, 1953 as to amendment to resolution as to additional use of Firecode 60 Sheetrock—re USG Sheetrock Firecode 60 and 45 (incombustible wallboard and ceiling board); previously approved.

1139-39-SR—Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.

822-54-A
APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.
SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

286-55-A
APPLICANT—Joseph Lau, for 2338 Third Avenue Corporation, owner.
SUBJECT—Application April 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2338 Third avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

90-55-A
APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.
SUBJECT—Application February 8, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—317 East 67th street, 316 East 68th street, and 1278-1292 2nd avenue, east side, from East 67th to East 68th streets, Block 1442, Lot 1, Julia Richman High School, Borough of Manhattan.

227-41-A—Vol. II
APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.
SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

857-54-A
APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.
SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

429-55-A
APPLICANT—Vito P. Battista, for M. Rosenzweig, owner owner under contract—Institute of Design and Construction).
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—309-313 Bridge street, east side, 135 ft. 2 in. south of Johnson street, Block 2047, Lot 7, Borough of Brooklyn.

392-48-A-Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.
SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.
SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.
SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.

786-54-A

APPLICANT—American Gas and Electric Service Corp., lessee (Hudson and Manhattan Railroad Co., owner).
SUBJECT—Application October 11, 1954—re Appeal from on order of the fire commissioner.
PREMISES AFFECTED—30 Church street, west side, from Dey to Cortlandt street, 18th floor; Block 61, Lot 1, Borough of Manhattan.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees under will of Clement March), owner (Manhattan Lighting Equipment Co., lessee).
SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.
SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

322-55-A

APPLICANT—Joseph Lau, Tyird Estates, Inc., owner.
SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—202-204 East 19th street, south side, 50 ft. east of 3rd avenue, Block 899, part of Lot 1, Borough of Manhattan.

743-54-A

APPLICANT—Siegel and Green, for Ginzco Realty Corp., owner (Palace Hotel Corp., lessee).
SUBJECT—Application September 8, 1954—filed pursuant to sec. 310 M.D.L. for variation of secs. 30, 31 and 32 re height of ceiling, etc.
PREMISES AFFECTED—313-315 Bowery, east side, 90 ft. 2 in. south of East 2nd street and 5-7 Extra place, 2nd floor, Block 457, Lot 5, Borough of Manhattan.

371-55-A

APPLICANT—Russell Colean, of York and Sawyer, Kiff, Colean, Voss and Souder, for Bowery Savings Banks, owner.
SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—206-212 West 34th street, south side, 100 ft. west of 7th avenue, 209-211 West 33rd street, Block 783, Lots 33 and 50, Borough of Manhattan.

456-55-A

APPLICANT—Joseph Mitchell, for The Archbishopric of New York, owner.
SUBJECT—Application June 8, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—453 Madison avenue, east side, 60 ft. north of East 50th street, Block 1286, Lot 24 and part of Lot 22, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, July* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

JULY 19, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 19, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubine and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).
SUBJECT—Application April 6, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.
PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th streets; 425-435 East 48th street, north side and 422-430 East 49th street,

CALENDAR

south side, Block 1360, Lots 14, 15, 16, 26, 34, 35 and 37, Borough of Manhattan.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

166-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a high speed auto laundry (automatic) and stores, with an entrance or exit nearer the residence than is permitted.

PREMISES AFFECTED—248-01 to 248-09 Northern boulevard and 43-55 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

952-54-BZ

APPLICANT—Morris Shachnow, for Morris Shachnow, Julius Israel and David H. Israel, owners.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles, and the erection of a shelter for attendant.

PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32-27 inclusive, Borough of Manhattan.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the extension in area of existing gasoline service station, and the installation of five additional gasoline storage tanks, and to rebuild the existing station to include lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick Avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

33-55-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

125-55-BZ

APPLICANT—Paul Friedman, for Marjorie Helbraun and Hannah Schiff, owners.

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories, and office with show windows nearer the residence use district than is permitted; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

CALENDAR

138-55-BZ

APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owner (Irving Goodstein, lessee).
SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station to include lubritorium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories.
PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25.07 ft. east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed.

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.
SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.
SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of an office building without the required loading berth.
PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).
SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.
PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

Laid over from June 7, 1955 to June 14, 1955, at the request of the applicant; then to July 6, 1955, for inspection and decision; hearing closed; then to July 19, 1955, for applicant to file revised plans as to proposed extension of Cross Bronx Expressway and Major Deegan Highway.

68-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp., and 30 Brighton 11th Street Corp., owners.
SUBJECT—Application reopened May 10, 1955 as Vol. III —re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.
PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed.

1093-39-BZ—Vol. II

APPLICANT—William J. Heiser, for News Syndicate Company, Inc., owner.
SUBJECT—Application reopened March 29, 1955 as Vol. II —re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the extension in area of second floor to rear lot line, without the required rear yard.
PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18 and 37, Borough of Brooklyn.

Laid over from July 6, 1955, to July 19, 1955, for decision; premises have been inspected; hearing closed.

955-54-BZ

APPLICANT—Meyer Fine, owner.
SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs and office, and to permit the parking of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.
SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.
SUBJECT—Application March 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

152-55-BZ

APPLICANT—Charles M. Spindler, for Carmine Paduano, owner.
SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—369-379 Avenue U and 2091-2101 East 1st street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed.

CALENDAR

137-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for 1799 Coney Island Avenue Corp., owner.

SUBJECT—Application reopened June 21, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e, 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a building to be used as a motor vehicle repair shop, and permitting the unbuilt upon portion of plot to be used for the parking of customers' motor vehicles and for the sale and display of used cars (previously denied the erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—1793-1801 Coney Island avenue, east side, 305 ft. north of Avenue O, Block 6749, Lots 69 and 71, Borough of Brooklyn.

176-50-BZ

APPLICANT—Max Horn, for Frank Fenimore, owner.

SUBJECT—Application reopened June 21, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension of existing junk storage building.

PREMISES AFFECTED—106-01 to 106-15 154th street and 154-02 South road, southeast corner, Block 10122, Lot 1, Jamaica, Borough of Queens.

295-53-BZ

APPLICANT—James L. Lyons, Jr., for Emil Guterman, owner.

SUBJECT—Application reopened on June 28, 1955 for consideration of zoning change from business to residence use—re (decision of the borough superintendent) previously granted on condition under sections 7f and 21 of the zoning resolution, permitting in a business use district (now a residence use district) the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic) and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street, Block 3239, Lots 14, 16 and 17, Borough of The Bronx.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened June 28, 1955 for consideration as to affirmation of resolution in view of change of zoning from business to retail and as referred back to Board by Court—re (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in the business portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

172-36-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Coronet Piece Dye Works Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the continuation of existing building as a factory, dry cleaning, dyeing and finishing uses.

PREMISES AFFECTED—80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

246-41-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in area of accessory building, and the installation of two additional 550 gallon gasoline tanks, and to permit the existing low type gasoline dispensing pumps to remain instead of parkway type or originally approved, and to include the additional uses of motor vehicle repairs and the parking of motor vehicles awaiting service on existing gasoline service, lubritorium, and auto laundry.

PREMISES AFFECTED—2430-2432 Richmond road, northeast corner of New Dorp lane, Block 3627, Lot 1, New Dorp, Borough of Richmond.

564-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district for a term of ten years, the maintenance of existing uses of kiddie park, miniature golf course, baseball batting range and storage shed, archery, train ride, scooter ride, pedestrian ramp and office and the parking of patrons' motor vehicles, and to add the use of ice skating rink, and to increase the area for the parking of patrons motor vehicles.

PREMISES AFFECTED—229-01 to 230-21 (230-11 official) Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lots 25, 35, and 99; Block 8084, Lots 142 and 125; Block 8085, Lots 3 and 1, Douglaston, Borough of Queens.

565-52-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application reopened November 30, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—230-11 Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lot 35; Block 8084, Lot 127; Block 8085, Lot 3, Douglaston, Borough of Queens.

686-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Stella D'Oro Realty Corp., owner (Stella D'Oro Biscuit Company, Inc., lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the reduction in size of lot 66, and the use of existing wall of building on westerly lot line as a party wall for proposed building to be erected on lot 70 (formerly lots 71 and 72).

PREMISES AFFECTED—191 West 237th street and 3781 Putnam avenue west, northwest corner, Block 3270, Lot 66, Borough of The Bronx.

CALENDAR

739-54-BZ

APPLICANT—Charles Abrahams, for Menna and Son, owner.

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of a one story extension to existing structure using more than the area permitted.

PREMISES AFFECTED—157-161 Lombardy street, north side, 75 ft. west of Varick avenue and 102-104 Anthony street, Block 2820, Lot 20, Borough of Brooklyn.

53-55-BZ

APPLICANT—M. Martin Elkind, for Lincoln Associates, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in the residence use district portion of the plot, the parking and storage of patrons' and employees' motor vehicles, (no fee to be charged), with an entrance (curb cut) more than the permitted distance from the intersection; and to permit the use of narrow strip of site fronting on Cherry avenue, partly in residence and partly in local retail use district as a driveway providing access from Cherry avenue.

PREMISES AFFECTED—44-15 Kissena boulevard, east side, 102.8 ft. south of Cherry avenue, and 40-10 Cherry avenue, Block 5192, Lot 27, Flushing, Borough of Queens.

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsboro Garage Corp., owners.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the change in use of cellar of 142 E. 41 st., Lot 44 from storage to storage garage, and also to provide openings in wall of building to east on Lot 41; and also to use the roof of building at 144-148 E. 41st st., Lot 41 for parking of cars; and to permit the extension of garage use into proposed newly excavated cellar and newly constructed fire proof roof 145-147 E. 40th st., Lots 29 and 30 (building to be reduced to one story); and to permit the extension in rear of building using more than the permitted area.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

71-55-A

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsbro Garage Corp., owners.

SUBJECT—Application January 28, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44. Borough of Manhattan.

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

89-55-A

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application February 8, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

147-55-BZ

APPLICANT—O'Connell and McInerney, for Florence Greco, owner.

SUBJECT—Application February 23, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3500 East Tremont avenue, northwest corner of Barclay avenue, Block 5531, Lots 35 and 37, Borough of The Bronx.

182-55-BZ

APPLICANT—George Edward Beatty, for R. C. Church of Sts. Joachim and Anne, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection of an extension to existing parochial school, nearer the street line than is permitted.

PREMISES AFFECTED—218-19 105th avenue, northeast corner of 217th lane, Block 11108, Lots 9, 21 and 27, Queens Village, Borough of Queens.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.

PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

229-55-BZ

APPLICANT—Joseph Schafran, for Jamkay Realty Corp., and Fred Kronish, owners.

SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of motor vehicles, and the erection of an attendant's shelter.

PREMISES AFFECTED—137-61 Queens boulevard, and east side of Main street from Mantons street to Queens boulevard and west side of 84th drive, 60.77 ft. south of Manton street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

CALENDAR

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

289-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., and Frank and Antoinette Della Corte, owners.
SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, E area district, the relocation of existing gasoline service station (to be demolished), to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot without the required side yard for accessory building.
PREMISES AFFECTED—110-48 to 110-56 (110-50 official) Horace Harding boulevard and 110-52 to 110-58 Colonial avenue, southeast corner, Block 2162, Lot 180, Flushing, Borough of Queens.

340-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Townes and James, Inc., owner.
SUBJECT—Application April 26, 1955—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a residence and manufacturing use district, the erection and maintenance of a building (warehouse and offices) with an entrance and exit from required loading berth nearer the intersection than is permitted.
PREMISES AFFECTED—897-921 (909 official) Remsen avenue, 9002-9042 Avenue D, southeast corner and 856-892 East 92nd street, Block 8124, Lot 33, Borough of Brooklyn.

398-55-BZ

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.
SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 7h of the zoning resolution, to permit the extension of a business use into the residence use portion of plot within an existing building located in a business, retail and residence use district; and to permit the parking of motor vehicles in residence use district portion of plot.
PREMISES AFFECTED—43-25 to 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard and 43-24 and 43-26 214th place, Block 6300, Lot 6, Bayside, Borough of Queens.

399-55-A

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.
SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard, Block 6300, Lot 6 (formerly Lots 6, 7, 39 and part of Lot 38), Bayside, Borough of Queens.

953-54-BZ

APPLICANT—Kenneth W. Milnes, for Joseph A. Usellis, owner (F. D. Koehler Company, Inc., lessee).
SUBJECT—Application filed December 14, 1954 pursuant to section 7(a) of the zoning resolution, to permit in a business-1 use district, the reconstruction of an existing gasoline service station building and the conduct of car washing, lubritorium and minor motor vehicle repairs and adjustments.
PREMISES—337 Van Duzer street, northeast corner of Prospect street, Block 512, Lot 44, Stapleton, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

JULY 19, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 19, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

304-55-SM

APPLICANT—Giant Portland Cement Company, owner.
SUBJECT—Application April 6, 1955—Giant Portland Air-Entraining Cement, Type 1A, approval of.

271-55-SM

APPLICANT—National Portland Cement Company, owner.
SUBJECT—Application March 23, 1955—Pioneer Air-Entraining Portland Cement, Types IA and IIA, approval of.

264-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

265-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl), Floor Covering, approval of.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl), Floor Covering, approval of.

683-54-SM

APPLICANT—Martin Fireproofing Corporation, owner.
SUBJECT—Application August 6, 1954—Steel Edge Cretetplank (standard and longspan) (floor and roof slabs), approval of.

364-55-SM

APPLICANT—Fullerton Manufacturing Corp., owner.
SUBJECT—Application April 27, 1955—Flur-O-Lux Luminous Ceilings (plastic light diffuser), approval of.

29-47-SA Vol. II

APPLICANT—Linde Air Products Company, division of Union Carbide and Carbon Corp., owner.
SUBJECT—Application reopened January 18, 1955 as Vol. II for test and report as to additional type of material—Linde Liquid Oxygen Truck and Mobile Pumping Unit, Models MPU-125-300 Series; previously approved—re Linde Cascade Oxygen System, Linde Liquid Oxygen Truck and Mobile Pumping Unit.

126-51-SM Vol. II

APPLICANT—National Gypsum Company, owner-manufacturer (Sheldon H. Cady, agent).

CALENDAR

SUBJECT—Application reopened July 20, 1954 as to amendment as to additional tees and formboard—re Gold Bond "Poured in Place" Gypsum Roof Deck (reinforced fibred gypsum concrete); previously approved.

1092-47-SM

APPLICANT—Brooklyn Bridle Iron and Steel Corporation, owner.
SUBJECT—Application reopened May 3, 1955 as to amendment—re City Concrete Filled Steel Column (heavy weight), previously approved.

490-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.
SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

489-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.
SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile, (flooring), approval of.

713-54-A

APPLICANT—Herman E. Horwood, for Loowal Realty Co. Inc., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60. Borough of Manhattan.

714-54-A

APPLICANT—Herman E. Horwood, for Rexton Realty Co., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58. Borough of Manhattan.

203-55-A

APPLICANT—Larry Meltzer, for State Building Supply Corp., owner.
SUBJECT—Application March 17, 1955—re April from a decision of the borough superintendent.
PREMISES AFFECTED—20-24 2nd avenue and 30-32 East 1st street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

273-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co., Inc., owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

870-39-A—Vol. III

APPLICANT—Joseph and Vladeck, for Atran Foundation, Inc., owner (Jewish Labor Committee, et. al., lessee).
SUBJECT—Application reopened December 7, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—25 East 78th street, northwest corner of Madison avenue, Block 1393, Lot 14, Borough of Manhattan.

670-51-A—Vol. II

APPLICANT—Charles L. Koester, for A. Yashinsky, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—83-60 250th street, northwest corner of Hillside avenue, Block 8592, Lot 35, Floral Park, Borough of Queens.

670-51-A—Vol. III

APPLICANT—Charles L. Koester, for L. Barone, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. III—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—83-51 252nd street, east side, 54 ft. north of Hillside avenue, 2nd floor, Block 8595, Lot 40, Floral Park, Borough of Queens.

321-52-A—Vol. II

APPLICANT—Gabriel Nathan, for Hebrew Institute of Long Island, Inc., owner.
SUBJECT—Application reopened May 3, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1708 to 1742 Seagirt avenue, north side, from Beach 17th to Beach 19th streets, entire building—1742 only, Block 133, Lot 1, Far Rockaway, Borough of Queens.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

189-55-A

APPLICANT—Roux Distributing Co., Inc., lessee (110 East 53rd Street Corp., owner).
SUBJECT—Application March 2, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

474-55-A

APPLICANT—Leonard F. Rothkrug, for Wilmac Realty Co., owner (J. W. Mays, Inc., lessee).
SUBJECT—Application June 7, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—502-506 Fulton street, south side, 40 ft. east of Bond street; 9-17 Bond street and 16-20 Hanover place, Block 160, Lot 7, Borough of Brooklyn.

476-55-A

APPLICANT—Kahn and Jacobs, for The Spence-Chapin Adoption Service, owner.
SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—6-8 East 94th street, south side, 138 ft. 10¼ in. east of 5th avenue, Block 1505, Lot 66, Borough of Manhattan.

477-55-A

APPLICANT—Peter Paul Muller, for Mannes College of Music Inc., owner.
SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—153-159 East 74th street, north side, 100 ft. east of Lexington avenue, Block 1409, Lots 24, 25 and 26, Borough of Manhattan.

532-55-A

APPLICANT—Andrew J. Todaro, for Community Holding Corp., owner.
SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—600 Douglaston parkway, southeast corner of 32nd avenue, Block 8031, Lot 1, Douglaston, Borough of Queens.

509-55-A

APPLICANT—William Lescaze, for Helen Eisenstein, et al., owner.
SUBJECT—Application June 21, 1955—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th to East 45th streets, and 201-215 East 44th street, and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive, and 44-51 inclusive, Borough of Manhattan.

534-55-A

APPLICANT—Safway Steel Scaffolds Supply Corp., for Chase Manhattan Bank, owner.

SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—28-40 Nassau street, west side, from Liberty street to Cedar street, 28 Liberty street and 43-65 Cedar street, Block 45, Lots 4, 5, 7 and 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning,* September 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.

SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon,* September 13, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

OWNER OF PREMISES—1765 Bushwick Avenue Corporation.

SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

157-48-A Vol. II

APPLICANT—Abraham Farber, for Shelbar Realty Corp., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Jamaica, Borough of Queens.

330-55-A

APPLICANT—Kahn and Jacobs, for Joseph Schlitz Brewing Co., owner.

SUBJECT—Application April 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—105-119 Evergreen avenue and 105-127 Jefferson street, northeast corner, Block 3156, part of Lot 75 and Block 3163, Lots 1-3, 5, 7, 8, 10-16, 49-51 and 53-57, Borough of Brooklyn.

412-55-A

APPLICANT—Brusco Coal and Fuel Oil Co., Inc., owner.

SUBJECT—Application May 20, 1955—Re: Transportation of #2 and #4 Fuel Oil in Tank Truck in New York City (capacity of tank in excess of Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning,* September 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, JULY 6, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 21, 1955, were approved as printed in the Bulletin of June 28, 1955, Vol. 40, No. 26.

68-36-BZ—Vol. III

APPLICANT—Lama, Prokauer and Prober, for 10 Brighton 11th Street Corp., and 30 Brighton 11th Street Corp., owners.

SUBJECT—Application reopened May 10, 1955 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.

PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Wurtzel.

For Opposition: Ralph Gonias, Allan Lee, Bella Bunin, Eva Rangell, Adugheti Elikim, Milton Smolens, Jack Meersand, Irving Lefkowitz and Morris Pollock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

1093-39-BZ—Vol. II

APPLICANT—William J. Heiser, for News Syndicate Company, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the extension in area of second floor to rear lot line, without the required rear yard.

PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18 and 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Schmitt, Donald G. Radway and Richard A. Ahlstrom.

For Opposition: Frank B. DiGiovanna, James J. Cally, Joseph F. O'Connor, Adolph Goldberg, Elizabeth Reiske, Wesley S. Sawyer, Dorothy Holmes, Robert Holmes, Ernest Coscia, X. J. Jacobson, Karl G. Edlund and Winston Lee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for decision; premises have been inspected; hearing closed.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix, for Estate of Louis Leavitt, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—233-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: S. Bodian for Park Dept., E. A. Duval, H. H. Richner, A. Podkowa, R. Pighner, J. Rohrmeier, Paul Steeger, John Williams, Charles Gramer and Mary A. McManus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for applicant to report as to the present owner.

955-54-BZ

APPLICANT—Meyer Fine, owner.

SUBJECT—Application December 15, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs and office, and to permit the parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Segal.

For Opposition: Errol Chance and J. H. Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

975-54-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 28, 1954—(decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Harold W. Grubart, Enzo Gaspari, Max Hanok, John Masone, Michael Vuolo, Emil Koch and B. Betke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. at the request of an objector, applicant concurring.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

MINUTES

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

APPEARANCES—
For Applicant: Paul Friedman and Arthur Levine.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for applicant to file revised plans as to proposed extension of Cross Bronx Expressway and Major Deegan Highway.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.

SUBJECT—Application January 27, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.

APPEARANCES—
For Applicant—J. Flynn.
For Opposition: Nora Cotter and John Fratangelo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. at the request of an objector; no further requests for adjournment.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application February 1, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

APPEARANCES—
For Applicant: Arthur Levine.
For Opposition: Harry Lesser, Hugo Marchi, Benedict Ciferri, Mario D'Orsano, Rose Marabello, Mary M. Pucci and Lorreta Sonnick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application March 11, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

APPEARANCES—
For Applicant: Arthur Levine.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

152-55-BZ

APPLICANT—Charles M. Spindler, for Carmine Paduano, owner.

SUBJECT—Application February 24, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—369-379 Avenue U and 2091-2101 East 1st street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: Edwin S. Clare, Raymond Gitlin, Robert Natale and Lorenzo Delli Bovi.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corporation, owner.

SUBJECT—Application March 15, 1955 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district the increase in height of existing storage garage (previously granted by the Board (two stories), later amended to permit an additional story), by the addition of another story and to permit the use of roof for the parking of motor vehicles.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—
For Applicant: Howard H. Snyder.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition and prior resolution amended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative. 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 12, 1955 subject to regular procedure, to consider extension of building in height; and

WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice by publication in the Bulletin; laid over to July 6, 1955, for inspection and decision; hearing closed; and

WHEREAS, the decision of the borough superintendent, dated February 15, 1955 acting on amendment to Alt. Applic. 142-55, reads:

"1. Increase in height of garage bldg. and use of roof for parking for motor vehicles is an extension of a non-conforming use in a Residence Use Dist.—Art. II and Sect. 4(a)(15) of the Zoning Resolution."

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 54th street and 2nd avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. 4 in. in depth, on which is located a building 100 ft. front by 100 ft. 4 in. in depth, typical floor 90 ft. 3 in. in depth, 3 stories in height, of class 1 construction, for which certificate of occupancy No. 10469-25 has been filed; that it is proposed to add an additional story and to provide roof parking of motor vehicles; and

WHEREAS, the applicant contends that the present owners find that the total area of the present building is not large enough to store the cars of their patrons, mostly people who live in nearby hotels and apartment houses; that this increased demand has been felt by other garage owners in the neighborhood who have increased their capacities by adding additional floors and roof parking; that therefore the owners of the subject premises are requesting permission to add

one story and to use the new roof for parking, taking proper precautions to add height to the parapet walls of the roof so that the parked cars on the roof will not be noticeable to occupants of neighboring buildings, most of which are lower than the proposed roof and use of same should not be objectionable to them; and

WHEREAS, the applicant states that the present owner has held title to the property since September 12, 1952; that the assessed valuation of land is $85,000 and of the building $135,000 making a total of $220,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to amend the prior resolution; and

WHEREAS, the owner desires to remodel the garage as permitted by resolution adopted under Cal. No. 621-24-BZ, Vol. I, on July 22, 1924, which was later amended as to substituted use for storage during the war.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution above cited, to permit the additional story and roof parking substantially as proposed and as indicated on plans filed with this application marked "Received, March 15, 1955" (6 sheets) and "June 7, 1955" (one sheet) *on condition* that the building shall not be further increased in height or area; that the additional means of exit as proposed in the upper stories, down through the second floor, connecting with the existing ramp, shall be constructed and maintained; that the roof shall be suitably surfaced for the proposed use; that the parapet on all sides shall be not less than five feet six inches above the average point of the roof; that such parapet shall be reinforced with steel for safety; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 312-55-A; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

312-55-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.
SUBJECT—Application March 15, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.
APPEARANCES—
For Applicant: Howard H. Snyder.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the borough superintendent, dated February 15, 1955, on Alt. App. 142/55 reads:
"2. 2 legal means of egress required from all floors including roof."
and

WHEREAS, the applicant states the building is 3 stories, 38 ft. 4 in. high, 100 ft. by 100 ft. 4 in. in area at street level, 100 ft. by 90 ft. 3 in. deep at typical floor level, of Class 1 construction, erected in 1924 on a lot 100 feet front by 100 feet, 4 ins. in depth, in a business use, B area, Class 1½ height district, used and occupied since 1925: cellar—boilerroom; 1st, 2nd and 3d floors—garage for more than five motor vehicles; now proposed to be increased in height to four stories, 50 ft. 4 in. in Class 1 construction and used throughout as a garage for more than five motor vehicles, a use variance for which has been applied for under Cal. No. 621-24-BZ, Vol. II; and

WHEREAS, the applicant contends that the exits were approved by the Department of Housing and Buildings at the time of erection of the building; that the borough superintendent now refuses to grant the extension of the facilities due to the variance granted by the Board; and

WHEREAS, the applicant states the present easterly stairway is 3 ft. 8 in. wide and will be extended to the new roof; that the westerly stairs is 3 ft. 4 in. wide and will be extended to the new roof; that the latter stairs is protected by a fireproof door at 2nd floor and it is requested that the Board grant the use of the adjacent ramp as a means of egress from the second floor to street as a continuance of these stairs; and

WHEREAS, the applicant contends that this will be an attendant garage and there will be not more than two persons on a floor for the upper floors; and

WHEREAS, the premises were inspected by a committee of the Board, in connection with Cal. No. 621-24-BZ, Vol. 2, and the committee recommends that the appeal should be granted on condition;

Resolved, that the decision of the borough superintendent acting on Alt. App. 142/55, Objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the means of egress shall be as required in the resolution adopted this day under Cal. No. 621-24-BZ, Vol. II; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that such fire fighting appliances shall be maintained as the Fire Commissioner shall direct.

490-25-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Lena Reich, owner (Charles B. Dribben doing business as United Speedometer Repair Company, lessee).
SUBJECT—Application reopened June 7, 1955 for consideration as to extension of term of variance and change of zone from residence to business—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in use on 2nd floor from undertaker's office to storage and workshop (speedometer repairs).
PREMISES AFFECTED—342 West 70th street, south side, 466 ft. west of West End avenue, Block 1181, Lot 151, Borough of Manhattan.
APPEARANCES—
For Applicant: Howard H. Snyder.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, on February 15, 1950, this application (Vol. II) was granted by the Board on certain conditions, under section 7e of the zoning resolution, to permit in a residence use district, the use of the building for garage use and repairing of speedometers on the first floor, and for storage use and repairing of precision instruments and recording instruments on the second floor, for a term of five (5) years; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired on February 15, 1955; and

WHEREAS, this application was reopened on June 7, 1955 and set for hearing on July 6, 1955, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 6, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the zoning has been changed to business use; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1955 acting on Alt. Applic. No. 544-55, reads:

"1. Proposed use of premises located in a Business Use District for storage of more than five motor vehicles and repairing of speedometers on the 1st floor and repairing of precision and recording instruments on the 2nd floor is contrary to Section 4(a) (15), Article II of the Zoning Resolution.

Note: Variance granted by the Board of S. & A, 2-15-1950 under Cal. 490-25-BZ Vol. II which has expired."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1950, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

". . . *granted* under Section 7e for a term of five years from the date of this amended resolution to permit . . . that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this amended resolution."

249-33-BZ—Vol. III

APPLICANT— Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner, Lawrence Blau, lessee.

SUBJECT—Application August 3, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Michael Levine, S. Bodian for Park Dept., L. Rubinstein and L. M. Lebhar for N.Y.C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on September 28, 1954 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the Bulletin; laid over to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A; then to May 24, 1955, for plans from three sources to be submitted as previously requested; then to June 7, 1955, for revised plans and for further consideration by the Board; then to June 28, 1955, for decision; then to July 6, 1955, for further consideration by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 5th avenue are in a retail use, B area, class 1½ height district; West 110th street is in residence and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 14, 1954 acting on N.B. Applic. 85-54 and superseded by N.B. 85-54 dated November 1, 1954, which reads:

"1. Proposed gasoline service station, two lubritoriums, car wash (non-automatic), motor vehicle repairs, storage, sale of accessories, office and parking and storage of more than five motor vehicles awaiting service, in a retail use district is contrary to Art. II, P. 4a,15,29,46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 126 ft. 7⅜ in. and 51 ft. 10 in. frontage by 100 ft. in depth, irregular, on which is located two buildings, one of which is a dilapidated theatre building constructed in 1911 and has been vacant for the past 13 years and which has become an eyesore and a fire hazard; that the second building is a vacated sandwich and soft drink stand, also an eyesore and fire hazard; that at present the only income from this lot is derived from rent paid for 7 large billboards, 5 on the south wall of the theatre and 2 on the roof of the sandwich stand, and from rent paid by a concessionaire for the sandwich stand during the summer months; that the income from these sources does not pay taxes; that it is proposed to demolish these two old buildings and to eliminate the 7 non-conforming billboards facing Central Park and Fifth avenue; that the proposed use consists of a modern gasoline service station, including ten 550 gallon gasoline storage tanks and four dispensing pumps; that the building will have a frontage of 69 ft. 1 in. and a depth of 27 ft. 8 in., one story in height, of class 3 construction and will contain two lubritoriums, car washing room, display and sales space for accessories, office, toilet facilities and utility room; that on the concrete apron, space is to be provided for the parking of cars awaiting service; and

WHEREAS, the applicant contends that Exhibit 2, filed with this application, was drafted from the most accurate information obtainable to show that the proposed 30 ft. curb cut on Frawley circle will be considerably more than 200 ft. from the nearest entrance to or exit from Central park; that the subject lot does not abut a residence district; that the building immediately adjacent on the west is a non-conforming use—a public meeting hall in which, on the 1st floor, is a business office for the Ffth avenue coach company; that the northerly end of this building lies in a residence district; that the proposed building would be only one story in height and would occupy only about 25% of the lot; that the present two buildings occupy 85% of the lot and the old theatre building is 40 ft. high; that from the point of view of the multiple dwelling adjacent to the site on the north, the proposed construction would provide light and air for 4 stories along the side of the dwelling where it is now blocked off, would greatly reduce the fire hazard and provide, for the first time, a view of the park for families living on the first four floors along the southerly side of the buildings; that of the 3 corner lots facing on Frawley circle, besides the subject site, the southwest corner is occupied by Central park and the northeast and southeast corners are both occupied by gasoline stations; that an examination of this immediate area will show that the subject lot could not possibly be used for a conforming use with any degree of practicability; that Fifth avenue retains its 100 ft. width as it continues northward from the site through a concentrated residential district and is an important traffic artery through this area, although few pedestrians pass this corner; that it is felt that a new gas station on the proposed site is necessary to take care of transient cars, those of the older residents and those in the new housing developments to the north; that this is particularly true for cars coming south on Fifth avenue as at present it is necessary for drivers to make a dangerous left turn to enter either of the existing stations; that the odd triangular shape of the lot is very unusual, not like any other in the neighborhood, and entirely unsuitable for any use permitted in a retail district; that the construction and operation of a modern, well operated filling station on the proposed site would obviously be a great improvement in the immediate neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since August 4, 1941; that the assessed valuation of land is $50,000 and of the buildings

$5,000 making a total of $55,000; that the building was erected in 1911; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that the gasoline station use proposed is incompatible with Central Park opposite and that it is highly desirable in view of the purposes of the park not to permit uses that would be a detraction to the public using the park. The Board also finds that the proposed entrance contravenes the provisions of Section 21A in that the entrance to the gasoline station as proposed is within 200 feet of property in the control of the Park Department. The Board finds that it is not required that the distance under Section 21A should be measured to the entrance gate of the park which is well inside the property under Park Department control; the Board finds that the definition "Z" in the zoning resolution makes it clear that a public park shall be deemed to be, "any publicly owned park, playground, parkway or roadway within the jurisdiction and control of the Commissioner of Parks, other than parked strips or malls in a public street, the roadways of which are not within his jurisdiction and control." In making this finding the Board is of the opinion that the decision of the Court in the matter of Houston Theatre Corporation vs. the Board (N.Y.L.J. March 11, 1955) is not controlling, as there not only are not identical conditions, but the conditions are dissimilar in that there is here no absence of a public sidewalk as in the Houston Theatre case which presumably led the Court to rule that a pathway across Park property should be considered a substitute for a public sidewalk; and

WHEREAS, the Board found that there was no jurisdiction for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, h and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 84/54, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

880-54-BZ

APPLICANT—William A. Giesen, for Harry A. Geller, owner.

SUBJECT—Application November 19, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a local retail use, C area district, the erection and maintenance of a business structure (stores) using more than the area permitted and without the required rear yard at curb level.

PREMISES AFFECTED—728 A and B and 730 A and B East 233rd street, south side, 230.6 ft. east of White Plains road, Block 4846, Lot 54, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert T. Crinnion and Harry A. Geller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application n July 6, 1955 after due notice by publication in the Bul-tin; and

WHEREAS, the district maps accompanying the zoning esolution show that the site is in a local retail use, C area, ass 1¼ height district; East 233rd street is in local retail id business use, C area, class 1¼ height districts; White lains road is in a business use, C area, class 1¼ height dis-ict; and

WHEREAS, the decision of the borough superintendent, ited October 28, 1954 acting on N.B. Applic. 1210-54, ads:

"1. The ground coverage must not exceed limits specified in Sect. 13 of the Zon. Res.

2. The rear yard level must comply with Sect. 17(b) of the Zon Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 49.35 ft. frontage by 64.50 ft. in depth, presently vacant; that the property referred to is presently zoned as a local retail class 1¼ height district and a C area district; that as of July 25, 1916 the property was in a business district and the present use designation became effective on October 18, 1949; that the area and height designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a one story building without cellar, which will be arranged for occupancy by four stores; that the front of the building will be faced with face brick and constructed substantially in accord with the drawings filed with this application; that the owner, however, would like to reserve the right to change the height of show window bases and glass fronts to suit the type of business for which these stores may be rented; and

WHEREAS, the applicant contends that when this property was purchased it was in a business use district, 1¼ times height district and C area; that this use was changed to local retail on October 18, 1949 with no change in the original height of area districts; that the local retail district extends back 100 ft. south from the south building line of East 233rd street and the property under appeal is only 64.50 ft. in depth; that consideration is requested to permit the area coverage called for on plans filed with this application, which is only slightly in excess of the 60% coverage permitted in a C area district due to the fact that the lot has very little total depth and also that stores less than 50 ft. in depth are not rentable, particularly when they are without cellar storage space; that the Board is also requested to give consideration to the fact that the yard is to be kept above curb level; that this is due to the fact that the property at the rear has a yard level approximately 12 ft. above the 233rd street curb level; that to provide a yard to the 233rd street curb level for the property under appeal would be a hardship to the owner as he would be compelled to erect a retaining wall on his rear lot line over 12 ft. in height; that also, the ground of adjoining properties on 233rd street are above their respective curb levels; that due to the fact that this owner has been paying taxes to the City for years without an income on his investment and due to the hardship which would result should he be made to comply strictly with the requirements of the zoning resolution, it is requested that the Board grant the relief sought; and

WHEREAS, the applicant states that the present owner has held title to the property since October 11, 1927 and that the assessed valuation of land is $9,000; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension in area of the building, as proposed and as indicated on plans filed with this application, marked "Received November 19, 1954", 4 sheets, and "June 1, 1955", 1 sheet, *on condition* that the building shall not extend beyond the depth shown on such plans; that the balance of the premises shall remain open and unbuilt upon and may be in the form of a terrace due to the grade, as indicated on such plans; that subdivisions of the building may be located to meet tenant's requirements; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

MINUTES

968-54-BZ

APPLICANT—Joseph Platzker and Philip Freshman, for Storage Realty Co. Inc., owner.

SUBJECT—Application December 22, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—10 Pitt street, east side, 125.5 ft. north of Grand street, Block 336, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Platzker and Philip Freshman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and L. M. Lebhar, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Pitt street is in residence and local retail use, D area, class 1 height districts; Grand street is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 21, 1954 acting on amendment to Alt. Applic. 1774-54 and superseded by Alt. Applic. 1774-54 dated May 13, 1955, reads:

"1. A parking lot for the storage & parking of motor vehicles, located in a Residence Use District, is contrary to Art. II, P. 3, Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use this lot for the parking of cars until such time as the character of the neighborhood changes to warrant the erection of a building conforming to the use (residential) as now exists; and

WHEREAS, the applicant contends that the erection of a residential building at this time will not warrant sufficient revenue in relation to the investment involved; that the vacant lot as now exists constitutes a hazard both as to health and fire; that the creation of a temporary parking lot will not in any depress or affect adjoining buildings but will in effect tend to relieve traffic conditions on this block to some degree, which at the present time has but one parking lot and that one is directly across the street from the site in question; that the proposed parking will relieve the burden of the owner to some extent in providing revenue for taxes and some relief in connection with his investment; and

WHEREAS, the applicant states that the present owner has held title to the property since July 14, 1954 and that the assessed valuation of land is $5,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking of motor vehicles of the pleasure car type only, *on condition* that the plot shall be leveled substantially to the grade of Pitt street and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the interior and rear lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that a similar fence with gates shall be constructed along the building line with curb cut opposite such gates, not exceeding 10 feet in width; that the parking lot shall be used only by public school teachers, as proposed, each supplied with a key to the gate, so as to exclude the use by others; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a sign attached to the fence, stating the use permitted; such sign shall not exceed 15 sq. ft. in area, shall not extend beyond the building line and shall not be illuminated; that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; then to July 6, 1955, for applicant to file revised plans showing building reduced in length so as not to be against lot line of adjoining building on lot 215; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cross Bay boulevard and Sutter avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 3, 1954 acting on Alt. Applic. 2117-54, reads:

"1. Proposed extension of a business structure in a residence zone is contrary to Art. II Sec. 3 of Zoning Res.

2. Proposed extension of structure in excess of area occupancy on plot in a D district is contrary to Art IV, Sec. 14 of Zoning Res."

and

WHEREAS, the applicant states that the premises consis of a plot, 166.67 ft. frontage by 50.70 ft. in depth; that th southerly half of the plot (formerly lot 209) is now devel oped with a one story and cellar store building; that th northerly half of the plot (formerly lots 211 and 213) ar vacant lots, containing only an advertising billboard; that is proposed to construct a one story and cellar extensic to the present store, covering the vacant portion of the plo that this extension will have a face brick facade alor Cross Bay boulevard and a brick facade on 93rd street sir ilar to the present building; that no additional show windo will be provided in the new extension; that the cellar of t proposed extension will have a fire retarded ceiling and e closed stairways and will be used only for storage; that t extended area on the 1st floor will be used as an additi to the present retail food store and a small mezzanine will constructed at the rear of the new extension for office a locker room use; that the proposed extension will be 3,6 sq.ft. in area; that the permissible coverage is 2,551.5 sq.

so that permission is requested for excess area coverage of 1,080.5 sq.ft.; and

WHEREAS, the applicant further states that the premises are presently zoned as a residence district, class 1 height district and a D area district; that as of July 25, 1916 the property in question was in a business district and on May 15, 1941 the present residence designation became effective; that the height and area designation have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the present store has been faced with a difficult problem of merchandising to meet the needs of a large increase in the number of residents; that the construction of a twenty-five million dollar co-operative is planned for the section around 79th street and South Conduit avenue; that in the Cross Bay boulevard and Shore Parkway area are approximately 2,600 families, many of whom use the facilities of the present store and in order to meet competition and to better serve the public, there is a need for an enlargement of the present facilities; and

WHEREAS, the applicant states that the present owner has held title to former lot 209 since June 20, 1946 (store) and to former lots 211 and 213 (vacant land) since May 12, 1952; that the assessed valuation of land is $12,000 and of the building $8,000 making a total of $20,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and this application was laid over to permit the applicant to file revised plans, which have been filed; and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c and 21 to permit the extension of the building, one story in height, as proposed and as indicated on plans filed with this application marked, "Received, December 30, 1954" (4 sheets) and "May 4, 1955" (one sheet) as amended by revised plans marked, "Received, June 28, 1955" (2 sheets) *on condition* that the proposed extension shall be used only in connection with the occupancy of the existing portion of the building and shall not be further increased in height or area; and, as shown on such revised plans, the building shall not be nearer than five feet to the adjoining lot, No. 215; that such five foot space running through from street to street shall be suitably landscaped with proper planting material, as shown, with suitable fences between the building and the property line and along the property line of the adjoining Lot No. 213; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire fighting equipment shall be installed as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

40-55-BZ

APPLICANT—Arnold W. Lederer, for Congregation Ahavath Achim, owner.

SUBJECT—Application January 13, 1955 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Rabbi Josephtt Paymer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; and

WHEREAS, under Cal. No. 910-53-A the Board denied an appeal from the decision of the borough superintendent, relating to the application of the area district regulations to proposed extension of building in question; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Woodruff avenue and Ocean avenue are in residence and retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 3, 1955 acting on Alt. Applic. 2512-53 and superseded by Alt. Applic. 2512-53 dated May 10, 1955, reads:

"1. Proposed extension of building located in a residence use district is contrary to Zoning Resolution in that area of extension is more than that permitted by Art. IV Sec. 13(b)."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 110 ft. 6 in. in depth, on which are located two 2-family dwellings erected under N.B. 2361-1903; that therefore, prior to the year 1946, they were classed as two heretofore converted dwellings; that on April 17, 1945 the owner purchased the property and combined both buildings into one and obtained certificate of occupancy No. 118476 of 1947 for a synagogue; that the building has been occupied since, but there is need for separate class rooms, adequate toilet facilities, ministers' rooms and additional seating; that membership is based on seating capacity and the religious school and activities have necessarily been retarded due to lack of these facilities; that it is proposed to construct a one story with basement and cellar extension on the rear of the building for the additional seating on the 1st floor and additional seating and class rooms in the basement and relocating the accessory services into the cellar; and

WHEREAS, the applicant contends that the rear extension as now proposed is going to be provided with a legal rear yard in excess of that required by the zoning resolution; that the proposed extension will be erected within the provisions of section 13(b) and under the exemption as provided by sec. 19(e); that the proposed extension as shown will not occupy more than 60% of the unoccupied area of the premises as they exist today; that the premises are bounded on the north and west by 4 and 6-story apartment houses; that on the east there is located a 4-story single room occupancy apartment building; that a one story commercial building at the northwest extends to the rear lot line and is approximately 18 ft. in height and therefore the proposed one story and basement extension will not materially affect block ventilation; that at the rear east a large rear yard than required is being provided; that the rear 10 ft. of the premises are located in the retail district; that it is requested that the limiting provisions as to area be accepted as if the existing size of the building were in existence prior to 1944 which would ordinarily permit the desired extension; and

WHEREAS, the applicant states that the property referred to is presently zoned as class 1¼ height district and a C area district; that it is zoned as residence except for the small portion within 100 ft. of Parkside avenue, which is

zoned as a retail district; that the height and area designations and the residence portion have not been changed since July 25, 1916; that as of July 25, 1916 the portion within 100 ft. of Parkside avenue was zoned business and the change thereof to its present retail designation became effective on April 20, 1953, and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the present owner has held title to the property since April 17, 1945; that the assessed valuation of land is $14,000 and of the building $22,000 making a total of $36,000; that the building was erected in 1903; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension in area of the building, substantially as proposed and as indicated on plans filed with this application, marked "Received January 13, 1955", 11 sheets and "May 18, 1955", 5 sheets, on condition that in all other respects the building and occupancy shall comply with the requirements of the Building Code, the Zoning Resolution and all other laws, rules and regulations applicable thereto, other than as modified this day by resolution adopted by the Board under Cal. No. 910-53-A, Vol. II; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

910-53-A—Vol. II

APPLICANT—Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II —re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Rabbi Josephtt Paymer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 10, 1955, on Alt. App. 2512/53, reads:

"3. Means of egress from building does not comply with the requirements of the Administrative Code in the following respects:

a. Rear stairway from first floor should terminate at grade instead of leading to a level of five feet below grade and then up to grade. 6.4.1.11

b. Passageways to street from rear stairs are inadequate in width. 6.2.1.

Note: If two side yards are to be considered as egress from rear, there is an areaway in easterly side yard which is not acceptable in passageway to street.

e. Separation of cellar stair from stair above grade is not provided at rear stair. 6.4.1.8.2."

and

WHEREAS, the applicant states the building is 2 stories and basement, 33 ft. in height, 43 ft. 6 in. front by 57 ft. 6 in. deep, of Class 3 construction, erected in 1903 on a lot 50 ft. front by 110 ft. 6 in. in depth, in a residence and retail use, C area, Class 1 height district, used and occupied since 1945 as follows: cellar—storage and boilerroom, 0 persons; Basement—social hall, kitchen and toilet, 200 persons; 1st floor—synagogue, 263 persons; 2nd floor—vacant space, 0 persons; and proposed to be increased in depth to 90 feet on the 1st and 2nd floors in Class 3 construction and used as follows: cellar—storage, boilerroom, toilet, checking room and kitchen, 5 persons; basement—social hall and classrooms, 400 persons; 1st floor—Synagogue, 420 persons; 2nd floor—vacant space, 0 persons; that the building is provided with two interior stairs, one is fireproof and one fire-retarded; stairs are 3 ft. 8 in. and 2 ft. 6 in. wide, equipped with 1 hr. fireproof, self-closing and wood doors and in addition there is one exterior stairs on front of building extending to street by stair; window and door openings on course of fire escape at basement story are fireproof, self-closing; and

WHEREAS, the applicant contends as to objection 3, issued by the borough superintendent, that it is proposed to replace the present exits by replacing the interior front stairway which is 2 ft. 6 in. wide by a new 3 ft. 8 in. wide fireproof stairway enclosed with fireproof partitions; that these stairs will not be a required exit from the 1st floor by merely a service stairs and will be provided in addition to the front stairs and the new 4 ft. wide fireproof rear stairway; and

WHEREAS, the applicant contends specifically as to Objection 3a, relating to the level of the termination of the rear stairway, that plans have been revised showing the distance reduced to 2 ft. instead of 5 ft.; and

WHEREAS, the applicant contends as to Objection 3b, that only one side yard is required but the building is provided with a side yard on each side, 3 ft. 2½ in. wide; that it is proposed to increase the new side yards on each side of building to 4 feet in width and all openings facing thereon in cellar and 1st floor will be protected with one-hour opening protective assembly; that the existing side yards adjoin side and rear yards of adjoining premises and are separated therefrom by iron fences; that the areaway referred to in the borough superintendent's decision is for a means of egress from the boilerroom and will be provided with a movable grating over same hinged on the building side; that both exit doors of the boiler room will be 1 hour self-closing doors; that inasmuch as the new interior stairways are to be enclosed in fireproof materials and are in close proximity to street and yard, extra enclosure seems unnecessary and will only have a tendency to block free egress; that ordinarily except on the three High Holy Days, the Synagogue on the 1st floor is not occupied when the basement is used for school or social purposes and the basement is not used or occupied when the Synagogue is in session; that the school will be in session about 3 hours in the afternoons and two hours on Sunday morning and is used for a religious school and not regular parochial public school sessions; and

WHEREAS, the applicant states mechanical ventilation will be provided throughout the cellar, basement and 1st floor; that cellar, basement and 1st floor ceilings will be fire-retarded, the boiler room will be enclosed and a fire alarm system installed and fire drills conducted.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2512/53, Objection 3, subdivisions a, b, and e, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building and occupancy shall comply with the requirements of the resolution adopted by the Board this day under Cal. 40-55-BZ; that the stairs and passageways shall be maintained as proposed and as indicated on plans filed in the aforesaid application except that the stair at the rear leading to the rear yard from the basement steps down from the basement shall be enclosed with a door at the head, approximately at the line of the aisle, opening in the direction of exit; that the building shall not be increased in height or area beyond what is now proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and shall be of Class III construction or better.

91-55-BZ

APPLICANT—Kitzler and Nurick, for Jecoma Corp., owner.

MINUTES

SUBJECT—Application February 8, 1955 (decision of the borough superintendent), under Sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction and extension in area of existing gasoline service station, and reconstruction and reduction in size of garage for more than five motor vehicles, and to permit the inclusion of motor vehicle repair shop and the parking of motor vehicles waiting service, to existing public garage, gasoline service station, greasing and office.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over to July 6, 1955, at request of the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Barbey street are in residence and business use, C area, class 1 height districts; Liberty avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 27, 1955 acting on Alt. Applic. 3388-54 and superseded by Alt. Applic. 3388-54 dated May 19, 1955, reads:

> "1. On a lot located partly in a business use district and partly in a residence use district, the proposed increase in area of the existing gasoline station and the proposed change in size of the existing public garage for more than 5 motor vehicles and the change of occupancy from "Public Garage, Gasoline Station, greasing, office and showroom" to "Public Garage, gasoline station, greasing, washing, office, motor vehicle repairs shop, and parking of cars awaiting service" is contrary to Art. II Sec. 3 and Sec. 4(a) subdivisions 15, 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 150 ft. in depth, on which was located a public garage for more than five motor vehicles, and a repair shop, since 1923; that in 1927 Alt. Applic. 13593-27 providing for a gasoline station, office and greasing at the front, was approved, all as per certificate of occupancy No. 49320 and certificate of occupancy No. 22576; that on June 1, 1954 a fire destroyed the entire roof, including the wood trusses and roof beams; that the repair shop was completely destroyed; that the only structures remaining were the walls of the garage, the office of the gas station and the greasing pits, tanks and pumps; that Alt. Applic. 3388-54 was filed to replace the roof with steel girders and wood roof beams and to continue the use of the premises as a garage, gas station, greasing of cars and office, and it was approved; that an amendment was filed on January 24, 1955 to reduce the size of the garage to 93 ft. 10 in. by erecting a masonry wall, legalize the repair shop and omit the roof over the gas station; that the space between the new wall and the gas station office is to be used for the parking of cars awaiting service; that this was denied and is the subject of this application; that the repair shop was replaced by a temporary repair shop erected at the southeasterly portion of the garage; that the entire premises were in an unrestricted use district until May 15, 1941; that the use was changed to business for 100 ft. north of Liberty avenue, and residential further north on Barbey street; and

WHEREAS, the applicant further states that it is proposed to reduce the size of garage and to increase the size of existing gasoline service station and add motor vehicle repair shop and the parking of cars awaiting service; and

WHEREAS, the applicant contends that building department records do not show a repair shop, but the records of the fire department show permits for a repair shop issued April 11, 1951 and May 6, 1953, for a motor vehicle repair shop and the use of oxygen with a combination gas through an approved blowpipe; that the existing gas station is to be improved by moving the pump island and existing pumps 10 ft. back from the street line; that an additional new island is to be erected for gasoline pumps; that Liberty avenue is a through street with heavy traffic; that there is a gas station directly opposite this site approved under Cal. No. 178-53-BZ; that there are other non-conforming uses in the neighborhood; that Barbey street, north and south, is occupied by dwellings, garages and factories; that Liberty avenue has not improved since this garage was erected, nor has Barbey street changed in character; that the proposed alteration will improve the gas station portion of the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since July 17, 1946; that the assessed valuation of land is $19,000 and of the building $17,000 making a total of $36,000; that the building was erected in 1923; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction of the existing garage and gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, February 8, 1955" (5 sheets), as amended by revised plans marked, "Received, July 1, 1955" (2 sheets) *on condition* that the premises shall be constructed and arranged as indicated on such revised plans; that there shall be no roof over the gasoline selling portion; that the wall separating the garage portion from the gasoline service portion shall be as thereon indicated, and in compliance with the Code therefor; that the gasoline service station portion shall be paved with concrete or asphaltic pavement; that all pumps shall be of a low approved type, located as shown, and located not nearer than ten (10) to any street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that any existing tanks shall be retested by the Fire Commissioner as to their condition; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the existing lift and pits on the gasoline selling portion of the premises shall be removed; that signs shall be restricted to permanent signs attached to the facade of the building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs; that the sidewalks and curbing along the premises shall be repaired and reconstructed to the satisfaction of the Borough President; that curb cuts as now existing may be continued except for the extension in length of one curb cut, as shown, on Barbey street; that under Section 7i there may be a continuation of the repairing in the area, as indicated, with hand tools only for adjustments; that under Section 7c there may also be parking of cars awaiting service in the garage or on the gasoline service area where such parking will not interfere with the servicing of the station; that no windows shall be introduced in the rear or side walls to the north and east; that the existing gasoline pumps located near the easterly lot line shall be removed; that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

201-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 55th Street Corp., owner, 545 Madison Corp., long term lessee.

SUBJECT—Application March 11, 1955 (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection and maintenance of a bank and office building, without the required loading berth.

PREMISES AFFECTED—545-547 Madison avenue and 30-54 East 55th street, southeast corner, Block 1290, Lots 48, 52 and 148, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: S. Bodian for City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over to July 6, 1955, for inspection if necessary and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 55th street are in restricted retail and retail use, B area, class 1½ and class 2 height districts; Madison avenue is in a restricted retail use, B area, class 1½ and class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1955 acting on amendment to N.B. Applic. 149-53, reads:

"1. Proposal to eliminate loading berth is contrary to Sec. 19A Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. 2½ in. frontage by 125 ft. in depth, irregular, presently vacant; that it is proposed to erect a 17 story office building of class 1 construction, with banking quarters on the grade floor; that there will be no manufacturing, no warehousing and no occupancy that would require the loading or unloading of any merchandise; that it is located partially in a restricted retail and partially in a retail district so that its zoning designation would preclude the necessity for any deleterious occupancy that would require a loading berth: that the entire gross area of the building is under 123,000 sq.ft. and the irregular portion of the building at the east, where it forms an "L", takes up 45,000 sq.ft. of this amount; that with allowances for utility essentials taken up by elevators, stairs, mechanical equipment, columns and walls, and the space taken up by the "L" shaped portion, the usable area of the entire building is less than 75,000 sq.ft.; and

WHEREAS, the applicant contends that the entire occupancy of the building will be restricted, not only because of the zoning use designations, but also because it is to be used exclusively as an office building and banking space on the grade floor; that taking into consideration the irregular shape of the building, the limited net usable area of the building, the selective tenancy that will occupy the structure, and the restrictions prescribed by a restricted retail and retail district, the elimination of a loading berth in this structure is requested; and

WHEREAS, the applicant states that the present owner has held title to the property since October 14, 1954 on a long term lease (51 years); that the assessed valuation of land is $630,000; and

WHEREAS, the Board finds that the shape and size of the building with net floor area substantially in compliance with the tabular requirements, together the type of occupancy, i.e. offices throughout, as defined in Section 19A, subsection f3, with a Bank occupying the first floor and cellar justifies a variance under the powers vested in the Board under Section 19A, subdivision j of the Zoning Resolution, under appropriate conditions to prevent creation of traffic congestion; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the district regulations of the zoning resolution and that the aplication be and it hereby is *granted* under Section 19A subdivision j of the Zoning Resolution to permit the elimination of the loading berth *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all loading and unloading shall be done during the night only; that the occupancy of the building shall be solely for offices throughout the building except for a bank occupying the first floor and celler; that this variance shall continue only so long as the occupancy shall continue as herein permitted; and that all permits shall be obtained within the requirements of Section 22A of the Zoning Resolution.

234-55-BZ

APPLICANT—Robert Gottlieb, for 68-74 East End Avenue Corporation and Rocket Cleaners, lessees.

SUBJECT—Application March 25, 1955 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the extension of existing northerly store into existing apartments at rear of stores, to be used as a cleaning and pressing store.

PREMISES AFFECTED—70 East End avenue, west side, 41 ft. 6 in. south of East 83rd street, Block 1579, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Edwin A. Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative: 0

Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 83rd street and East End avenue are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 14, 1955 acting on Alt. Applic, 341-55 and superseded by Alt. Applic. No. 341-55 dated June 6, 1955, reads:

"A1. Proposed extension of business area in a residence district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. 6 in. frontage by 98 ft. in depth, on which is located a building 25 ft. 6 in. front by 70 ft. deep, 5 stories, 50 ft. in height, of Class 3 construction, old law tenement and occupied as follows: cellar—storage, (no boiler room on premises), 1st floor—2 stores and one 3-room apartment; 2nd, 3rd, 4th and 5th floors—two 5-room apartments; and it is proposed to remove the rear apartment on the 1st floor and add the space to the north store which will be used by a cleaning and pressing store; and

WHEREAS, the applicant contends that the building was erected, together with a long row of similar buildings, at the end of the last century with the 1st floor containing two small stores and a 3-room apartment (previously altered from 2 apartments); that the business use at the front predates the zoning resolution; that the stores are very small and the north store is vacant; that in order to rent it, it i

proposed to remove the rear apartment and add the space to the northerly store; that the entire area had been zoned for business until it was changed to residential on January 26, 1928; that the granting of this variance, considering the present business is in the front portion, would in no way adversely affect the surrounding vicinity as most of the small multiple dwellings on both sides of the street now have stores; that the assessed valuation of the property is high and the rental from the apartment is very small and frozen by law, so that the proposed enlarging of the store would greatly help the owners to realize a fair income on their investment; that the Board has granted similar applications in the immediate vicinity, as follows: Cal. Nos. 492-51-BZ; 78-52-BZ; 232-48-BZ and 798-52-BZ; 493-51-BZ, 23-53-BZ and 665-51-BZ; and

WHEREAS, the applicant states that the present owner has held title to the property since July 15, 1947; that the assessed valuation of land is $30,000 and of the building $6,000 making a total of $36,000; that the building was erected in 1890; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the business use throughout the first floor substantially as proposed and as indicated on plans filed with this application marked, "Received, March 25, 1955" (3 sheets) and "May 2, 1955" (one sheet) *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that signs shall be in compliance with the requirements for similar building when located in a restricted retail district as to this first floor; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

257-55-BZ

APPLICANT—Halperin, Natanson, Shivitz, Scholer & Davidson, for 16 East 79th street Realty Corporation, owner.

SUBJECT—Application April 1, 1955 (decision of the borough superintendent), under section 7b of the zoning resolution, to permit in a residence and restricted retail use district, the change in occupancy from one family dwelling to doctors' offices and two apartments.

PREMISES AFFECTED—16 East 79th street, south side, 90 ft. west of Madison avenue, Block 1393, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: David I. Shivitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 79th street are in residence and restricted retail use, B area, class 1½ height districts; Madison avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 7, 1955 acting on Alt. Applic. 373-55, reads:

"1. Proposed change of use of bldg. from a one family dwelling to Doctor's Offices and two apartments (on 5th floor) located partly in a Restricted Retail and partly in a Residence District is contrary to Sec. 3 Art. II Zoning Resolution. A new C.O. is required."

and

WHEREAS, the applicant states that the premises consist of a plot, 35 ft. frontage by 102 ft. 2 in. in depth, on which is located a one family dwelling 35 ft. front by 92 ft. 2 in. in depth, 5 stories, 75 ft. in height, of class 1 construction; that it is proposed to permit the conversion of an existing residence building for use as a medical doctors' offices and two apartments and generally alter the interior arrangement from the cellar to the 4th floor inclusive, with two apartments on the 5th floor; that the alterations will consist of replacing the existing open stairway with a new enclosed fire stair, erecting new partitions for the indicated layout and a general modernization of the existing building; that no exterior changes are proposed nor are any enlargements or extension contemplated; and

WHEREAS, the applicant contends that under the existing zoning resolution, doctors' offices such as are contemplated herein, are permitted as a matter of right in residence use districts on the 1st floor and as a matter of right on all floors in a restricted retail use district; that the existing premises, being subdivided by a use district boundary line, creates a special circumstance which has been recognized by the zoning resolution—the Board has been given discretionary powers to grant exceptions under these conditions by section 7b; that the existing one family dwelling is no longer a practicable use in view of the changed character of this neighborhood but it is, however, ideally suitable to use as proposed herein; that such a change of use cannot adversely affect anyone, especially when the residential appearance of the existing building is to be maintained; that the extension of the permitted doctors' offices within this structure, part of which may lawfully be so used, is logical and reasonable; that the granting of this application will permit a beneficial use of an existing building without in any way adversely affecting the character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since January 11, 1955; that the assessed valuation of land is $90,000 and of the building $60,000 making a total of $150,000; that the building was erected in 1901; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7b to permit the building to be occupied substantially as proposed and as indicated on plans filed with this application marked, "Received, April 1, 1955" (11 sheets) *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all requirements of the Building Code and all other laws, rules and regulations applicable to the building and occupancy; that the residential appearance of the building shall be retained; that signs shall be limited to small brass signs, at the entrance; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

276-55-BZ

APPLICANT—Aaron N. Kiff, for York and Sawyer (St. Luke's Hospital, owner).

SUBJECT—Application April 6, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit the erection and proposed hospital building in excess of the height limit.

PREMISES AFFECTED—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Aaron H. Shopsis, L. H. Gaston, William Sturgis and John L. Hamilton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on July 6, 1955, after due notice by publication in the Bulletin; and
WHEREAS, the applicant states the building will be 10 stories and penthouse, 124 feet in height, 201 ft. 10 in. front by 197 ft. 2½ in. in depth, of Class 1 construction, on a lot 201 ft. 10 in. front by 532 ft. 3¼ in. and 583 ft. 10¼ in. in depth, in a business and residence use, B area, Class 1½ height district and to be used and occupied as a hospital; and
WHEREAS, the district maps accompanying the zoning resolution indicate that the site is in a business and residence use, B area, Class 1½ height district; that Amsterdam avenue is in a business use district; that West 113th and 114th streets and Morningside drive are in residence use districts and the entire area affected is in a Class 1½ height district; and
WHEREAS, the decision of the borough superintendent, dated March 7, 1955, on Alt. App. 158/55, reads:
"2. Proposed height of Building in a 1½ height district is contrary to Article III section (8f) of the Zoning Resolution."
and
WHEREAS, the applicant states the present owner has had title to the property since 1892; and
WHEREAS, the applicant contends that the hospital is undergoing a long range building program wherein the addition of new facilities will increase its usefulness to the community; that the planning of the required facilities of the proposed Stuyvesant building and its proper coordination with other interconnecting buildings on the site dictate the centralization of the operating suite and its location on the 8th floor; that by reason of locating the operating suite on the 8th floor, portions of the 7th and 8th floor street walls and a portion of the canopy over the 9th floor setback are in excess of the street wall height limit; and
WHEREAS, the applicant contends that to be required to provide setbacks on the 7th and 8th floors in conformity with the zoning resolution would create unnecessary hardships and practical difficulties in the design and construction of the proposed additional and deprive the hospital of a much needed 28 bed nursing unit on the 7th floor and reduce the area of the 8th floor to such an extent that it would be impossible to accommodate the necessary major operating rooms and facilities required for the hospital's surgical load; and
WHEREAS, the applicant contends that in the development of the building, a large portion of the building volume normally permissible and useable under the zoning and dormer regulations equal to approximately 116,600 cubic feet is being forfeited for an approximate excess building volume of 8,000 cubic feet; and
WHEREAS, the applicant further contends that the forfeiture of this cubage of 116,600 cubic feet will insure abundance of daylight and air to the street and the upper portions of the building in question and will in no way deprive other properties of sufficient light and air; that since the proposed functional plan for the hospital will best serve the needs of the community it will therefore be consistent with the objectives of the zoning resolution and warrant a favorable consideration of the Board under the powers vested in it by Section 21 of the Zoning Resolution; and
WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to height on the grounds of unnecessary hardship.
Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension in height to permit the coverage in height as proposed and as indicated on plans filed with this application marked, "Received, April 6, 1955" (15 sheets); on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

293-48-BZ—Vol. IV

APPLICANT—Hazeltine Electronics Corporation, owner
SUBJECT—Application for consideration—reopening and amendment of resolution and extension of the term of variance (decision of the borough superintendent), under sections 7c and 7e of the zoning resolution, to permit in a residence use district the extension to existing office, research laboratory and light manufacturing (building No. 4), loading platform and also an extension to existing personnel and guard house (building No. 7), (previously granted by the Board for a term of years, expires May 25, 1963).
PREMISES AFFECTED—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.
ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, on June 9, 1953, the resolution was amended under Vol. IV; and
WHEREAS, the applicant requested reopening of this application, amendment of the resolution and extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby amend the resolutions adopted under Vol. I on May 25, 1948 as amended by resolution adopted under Vol. II on February 5, 1949 and under Vol. III on December 5, 1950 and under Vol. IV on June 9, 1953 to amend the term of the variance so that the terms of such variances shall be extended for a term of twenty years from June 28, 1955, and to permit consolidation of the buildings as hereinbefore permitted with the addition of buildings as permitted by resolution adopted June 28, 1955, under Cal. No. 135-42-BZ, Vol. II; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution." (Alt. Applics. 2773-52 and 2774-52.)

135-42-BZ—Vol. II

APPLICANT—J. B. Dow, for Hazeltine Electronics Corporation, owner.
SUBJECT—Application April 18, 1955 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the extension of existing one story office, research laboratory and light manufacturing (Building No. 3) (previously granted by the Board), to connect with Building No. 4 used as an office, research laboratory and light manufacturing (previously granted by the Board under Cal. No. 293-48-BZ, Vol. I, II, III and IV, using more than the area permitted, and to permit the continuation of parking of motor vehicles, all for a term of twenty years.
PREMISES AFFECTED—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue, Block 8400, Lot 146, Little Neck, Borough of Queens.
APPEARANCES—
For Applicant: J. B. Dow and C. Di Martino.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't, of Housing and Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 26, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Little Neck parkway, and 61st avenue are in a residence use, F area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1955 acting on Alt. Applic. 728-55, reads:

"1. Proposed extension of office, laboratory and factory in a residence use district is contrary to Art. 2 Sec. 3 of the Zoning Resolution. (Prior Bd. of Stds. action reported in Cal. #135-42-BZ and 293-48-BZ).

2. Percentage of plot occupied exceeds that permitted in an F area, sec. 16(d) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 534.45 ft. frontage by 576.57 ft. in depth, irregular, on which are located four structures known as buildings 3, 4, 5 and 7; that it is proposed to enlarge the offices, research laboratories and light manufacturing buildings Nos. 3 and 4, by an interconnecting extension; and

WHEREAS, the applicant contends that the owner corporation has been engaged in research and engineering for over 25 years, 18 of which have been at the above location and an adjacent plot; that substantially 100% of this work has been for the military services for the past 16 years; that on March 24, 1942 the Board granted a variance under Cal. No. 135-42-BZ, for a period of 10 years, permitting the extension of proposed building 3 for offices, research laboratory and light manufacturing into the more restricting area and under section 7h for a period of 2 years, to permit transient parking of pleasure motor vehicles owned by the company's employees; that the resolution relating to parking was later amended on March 14, 1944 and March 12, 1946 by extending the time to March 12, 1948; that subsequent thereto on May 25, 1948, three resolutions under calendar numbers 135-42-BZ, 293-48-BZ and 294-48-A were adopted by the Board granting for a period of 15 years, expiring May 25, 1963, variances which permitted the erection of proposed building 4 for offices, research laboratory and light manufacturing, modification of exterior of existing building 3 and extension of existing south parking area; that these resolutions were amended on March 22, 1949, February 27, 1951 and June 9, 1953 to permit erection of proposed building 5 (test tower), extension of south parking area to east side of building 4, erection of proposed accessory building, (guard house and personnel building), extension of existing building 7 and extension of loading platform on existing building 4; that proper permits were obtained and work on all buildings and parking areas has been completed; and

WHEREAS, the applicant states that on May 5, 1947 the height designation was changed from 1 to 1½, the use designation from business to residence and the area from D to E as to the west 100 ft. of lot 146 fronting on Little Neck parkway; that on January 27, 1949 the area for the 100 ft. strip was again changed from E to F; that later, tentative unopened streets identified as 60th avenue and 60th road and previously shown on the earlier applications for variances as crossing lot 146, have since been eliminated by the adoption of map No. 3645 by Board of Estimate resolution adopted April 29, 1954 and the ceding of a 24 ft. strip on 61st avenue and a 19 ft. strip on Little Neck parkway to the City of New York; and

WHEREAS, the applicant further contends that since the granting of the variances under calendar numbers 135-42-BZ and 293-48-BZ, buildings 3 and 4 have been used continuously to their capacity for offices, research laboratory and light manufacturing; that during the past five years the demands of the Government have been so extensive that the facilities in the buildings were insufficient to carry out Government contracts; that in addition to normal operations on Government contracts, this company has committed itself to assist in a very extensive program for one of the armed forces; that close coordination and supervision between the various departments are essential in order that the engineers and other qualified personnel could render both normal and extraordinary assistance and make available special test equipment upon immediate notice; that such coordination and supervision is extremely difficult, if not impossible, when the various departments and operation are scattered at different points and therefore it is imperative to have the operations in one or more of the buildings immediately adjoining; that in order to carry out the performance under the added commitments, it is necessary to expand the present activities in buildings 3 and 4 under one roof; that the proposed extension will unify two buildings and provide additional space of approximately 47,000 sq.ft. without materially changing the over all outside appearance of the present buildings; that the existing and proposed coverages of plot in an F area are as follows:

Total area of plot	— 288,000 sq.ft.		
3 Corners (each cor. 6,000 sq.ft.)....	— 18,000 sq.ft.	35% =	6,300 sq.ft.
Interiors	— 270,000 sq.ft.	30% =	81,000 sq.ft.
Total area of permitted coverage			87,300 sq.ft.
Existing Coverage —			
Building No. 3 —	45,853 sq.ft.		
Building No. 4 —	53,444 sq.ft.		
Building No. 5 —	225 sq.ft.		
Building No. 7 —	1,435 sq.ft.		
Total of Existing Coverage..	— 100,957 sq.ft.		100,957 sq.ft.
Excess coverage existing			13,657 sq.ft.
Proposed Additional Coverage			24,226 sq.ft.
Total Excess Coverage as Proposed			37,883 sq.ft.

and

WHEREAS, the applicant states that during the past year, the zoning of property in two blocks facing Little Neck parkway, one between 58th and 59th avenues on the east side and one between 58th and 60th avenues on the west side, has been changed from residence to restricted retail use; that one block is immediately adjoining Hazeltine property on the north and the other is directly opposite; that the owner of the adjoining property on the north plans to erect a one story business building having an area of approximately 24,000 sq.ft. for stores and supermarket; that the proposed Horace Harding expressway will run east to the city line approximately 1,000 ft. north of Hazeltine property and is now under construction at the junction of Horace Harding boulevard and Belt parkway; and

WHEREAS, the applicant contends that buildings 3 and 4 are presently equipped with a one source sprinkler system and this company during the past year voluntarily added a 9,000 gallon pressure tank supplementing the three 2,000 gallon pressure tanks previously connected with the system; that the capacity of the present sprinkler system is more than required to adequately protect buildings 3 and 4 and proposed interconnecting building; that the system is so set up that it will operate efficiently regardless of possible power failure; that every precaution has been and will continue to be taken to insure the safety of employees and the surrounding area; that buildings 3 and 4 are connected to the city sanitary sewers so that there will be no problem by reason of additional employees in the proposed extension; that as the scope of the work will not be changed, operations will remain in harmony with the residential nature of the location as they have over the past years; that the proposed extension to buildings 3 and 4 will cost in the neigh-

borhood of $500,000 and in view of both the existing and proposed additional investment involved, a shorter period of the variation than that hereinbefore requested would be a practical difficulty and would place undue financial strain and unnecessary hardship on the owner; that in order to meet the needs of the government, it is requested that favorable action be taken by the Board to permit desired construction in order that the present and new facilities may be in operation before the end of the year; and

WHEREAS, the applicant states that the present owner has held title to the property since March 26, 1942; that the assessed valuation of land is $152,000 and of the buildings $398,000 making a total of $550,000; that building 3 was erected 1942 and building 4 in 1949; and

WHEREAS, the Board found that the proposed extension of use will be in harmony with the general purposes of the zoning resolution; and

WHEREAS, the Board found that the applicant substantiated a basis of hardship as to area and is entitled to relief under the terms of section 21 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 24, 1942, as amended through May 25, 1948, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

". . . that the use herein permitted shall be for a term of twenty years from the date of this amended resolution . . ."

that the Board of Standards and Appeals does hereby grant a variation of the use district regulations pursuant to the powers vested in it by Section 7(e) and of the area district regulations pursuant to Section 21 of the Zoning Resolution, so as to permit the erection of the extension to the building and the maintenance of the uses as now proposed and as indicated on plans filed with this application marked, "Received, April 18, 1955" (10 sheets) for a term of twenty (20) years from the date of this amended resolution *on condition* that such resolutions above cited and resolutions adopted under Cal. No. 293-48-BZ, Vols. I, II, III and IV shall be complied with where not inconsistent with the terms of this amended resolution; that there may be consolidation with the building as previously permitted; that the terms of such resolutions as to construction and fire protection shall apply equally to the proposed extension; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.

Adjourned: 1:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, JULY 6, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

277-54-A—Vol. II

APPLICANT—The Procter & Gamble Manufacturing Company, owner.

SUBJECT—Application reopened May 10, 1955 as Vol. II —re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—Richmond terrace, south side, 650 ft. west of Western avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Richmond.

APPEARANCES—

For Applicant: S. W. Blackett.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated March 10, 1955 (Acct. No. S311156) reads:

"In reply to your letter of March 7th, 1955, please be advised that your request to extend the existing hydrogen system at the above location cannot be accepted, unless the changes are approved in an amended resolution by the Board of Standards and Appeals. The present system was permitted under Res. 277-54-A (306-23A)."

and

WHEREAS, the applicant states the premises consist of a 135 acre plot located in an unrestricted use district, used and occupied by a manufacturing plant for the production of soap and soap products; the buildings are equipped with standpipe and sprinkler systems and fireproof, interior stairs; and

WHEREAS, the applicant states that hydrogen gas has been used at this plant since 1923, pursuant to a variance granted by the Board under Cal. No. 306-23-A; that subsequently several changes were made in the process with the approval of the Board, the latest was to substitute natural gas for the water gas originally used in the process, pursuant to a resolution adopted by the Board May 25, 1954, under Cal. No. 277-54-A, Vol. II; and

WHEREAS, the applicant states it is now proposed to harden fatty acids which enter into the soap process rather than to harden the oils themselves and to accomplish this it will be necessary to extend the hydrogen gas system to the Hydrolyzer Building where the fatty acids are made; that the fatty acids distillate will be pumped into a heat exchanger at 200# pressure and the temperature raised by means of high pressure steam; that hydrogen gas under 250# pressure will then be introduced in the catalyst tubes where the reaction will take place; the stock will then be cooled and any excess unreacted hydrogen will be removed in a flash tank vented to the atmosphere through an ejector system discharging at a safe height; and

WHEREAS, the applicant contends that all equipment containing hydrogen will be located outdoors on the exterior of the hydrolyzer plant; that all vessels will be of gas-tight design with suitable protection and vented to the atmosphere at a safe height; that the hydrogen gas will be raised to the 250# pressure required by a compressor on a piled foundation outside the building; that the high pressure line will not extend into any building; the compressor will be equipped with adequate safety devices to prevent excess pressure in the discharge line or low pressure on the suction line; and the compressor will be protected from the weather with a sheet metal enclosure suitably vented and equipped with a gas detector alarm system; that a separate nitrogen system will be provided for purging the hydrogen equipment prior to the introduction of gas or when shutting down for weekends or maintenance work; that all electrical equipment in the vicinity of the hydrogen gas equipment will be explosion-proof type; that the dowtherm boiler in the Hydrolyzer building was approved by the Board under Cal. No. 139-41-A; that the dowtherm will not come in contact with any of the vessels containing hydrogen; that the dowtherm boiler is separated from the hydrolyzer building proper by a fire wall; and

WHEREAS, the applicant further contends that the proposed operation is not experimental or subject to unknown hazards as similar units have been constructed by it and been in successful operation for a period of years in other plants operated by it.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954, by adding thereto:

"that in the event the owner desires to extend the use of hydrogen in connection with the soap manufacturing, substantially as proposed and as indicated on plans filed with this appeal marked 'Received April 5, 1955', (8 sheets), such extension of use of hydrogen may be permitted *on condition* that the hydrogen shall be stored and compressed outside the building as pro-

posed; that the steel enclosure for the compressor shall be properly ventilated; that the system as a whole shall be maintained to the satisfaction of the Fire Commissioner."

372-54-A—Vol. II

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).
SUBJECT—Application reopened February 23, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 6 in. south of Lispenard street and 38 Lispenard street, Block 194, Lot 20, Borough of Manhattan.
APPEARANCES—
For Applicant: H. E. Horwood.
For Administration: Samuel L. Becker, Dep't, of Housing and Biuldings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: Deputy Chief Connolly 1
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent dated January 26, 1955, acting on amendment filed December 27, 1954, to Alt. App. 569/54 reads:
"1. Cellar exits contrary to Sec. 271 Labor Law."
and
WHEREAS, the applicant states the building is 5 stories, 76 ft. 4 in. in height, 47 ft. 11½ in. by 75 ft. 1½ in. in area, of Class 3 construction, erected in 1867 in an unrestricted use, B area, Class 2 height, used and occupied since 1928: Cellar—receiving and shipping, 6 persons; 1st floor—salesroom and store, 10 persons; 2nd floor—offices, 20 persons; 3d floor—offices, 14 persons; 4th floor—stockroom for textiles, 4 persons; 5th floor—cutting and hemming linen tablecloths, 23 persons. No change in use or occupancy is now proposed. The building is equipped with a one-source sprinkler system, two 40 in. wide interior stairs, east stairs is of steel construction enclosed in 3 in. cement on hy rib lath and equipped with fireproof, selfclosing doors; the south stairs is of wood construction, enclosed in partitions of wood studs, lath and plaster except on the 1st floor; in addition there is one fire escape on the Church street side extending to street by stair; window and door openings on course of fire escape are fireproof, self-closing; and
WHEREAS, Violation #6312 was issued August 21, 1953, for failure to maintain proper egress from cellar to street as required by Section 271 of the Labor Law; and
WHEREAS, the applicant states that when this matter was before the Board under Vol. I of this calendar number, it was proposed to install another engineer's ladder on the Lispenard street side in addition to the existing one on the Church street side and the fireproof block enclosed stairway leading from cellar near the Church street front; and
WHEREAS, the applicant states that in lieu of the second engineer's ladder formerly proposed on Lispenard street, it is now proposed to provide an iron stairway, enclosed in 4 in. blocks from cellar to connect with hallway of the primary exit on Lispenard street which will comply with the requirements of the Labor Law; and
WHEREAS, the applicant contends that as the interior stairway from cellar to 1st floor on the Church St. side is now enclosed at cellar and equipped with a fireproof door at bottom, a request is made for a modification of the Labor Law as to the fireproof passageway from the termination of this stairway at 1st floor salesroom to the street, as to be required to provide such passage would constitute a hardship and as the exit is only about 15 feet from the front vestibule and its construction would prevent the receptionist at entrance from seeing who enters the building and as it would also cut off a considerable portion of the showroom, it is requested that a variance be granted; that a single tenant occupies the entire building except for the store on the Lispenard street side and there is no factory work done below the 5th floor; that the cellar is used for shipping and receiving of textiles with 6 men normally employed therein, except that occasionally one or two others are in the cellar to obtain or replenish stock; that the heating is supplied by the New York Steam Co. and the building is protected by a sprinkler system with Central Office supervisory alarm; and
WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.
Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 569/54, Objection No. One, dated January 27, 1955, and that the appeal be and it hereby is *granted* to permit the means of exit as now proposed from the cellar to the street, as indicated on plans filed with this appeal marked, "Received, February 3, 1955" (4 sheets) *on condition* that the amount of manufacturing in the building shall not be increased; that this variance is granted only so long as the conditions set forth are maintained; and that the building in all other respects shall comply with all laws, rules and regulations applicable thereto.

630-54-A

APPLICANT—Joseph Mitchell, for Albert Schlessinger, owner.
SUBJECT—Application July 27, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—426 East 109th street, south side, 370 ft. east of 1st avenue, Block 1702, Lot 35, Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph Mitchell.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: Deputy Chief Connolly 1
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, acting on Alt. Applic. 913/54, dated July 20, 1954, reads:
"1. Garage space should be separated from rest of building with 4 hr. fireproof construction. Sect. 4.2.1 B.C."
and
WHEREAS, the applicant states the building is 2 stories, 26 feet, 6 in, in height, 25 ft. by 100 ft. 11 in. in area at 1st floor, 25 ft. by 86 ft. 3 in. in area at 2nd floor, Class 3 construction, erected in 1921 in an unrestricted use, A area, Class 1½ height district; used and occupied since 1925: 1st floor—laundry and washing, 10 persons; 2nd floor—office, ironing and packing, 7 persons; for which Certificate of Occupancy #18031 was issued December 4, 1931, upon completion of work under Alt. App. 1100/31, pursuant to a variance granted by the Board under Cal. No. 332-31-S; and
WHEREAS, Order #2116-4 issued by the Fire Commissioner April 2, 1954, required the owner to submit evidence that the Department of Housing and Buildings approved the maintenance of a nonstorage garage for one truck on the premises; and
WHEREAS, the applicant states the building was erected for a stable and in 1921 altered for storage and trucking; that in 1925 an alteration added an additional floor and the 2nd floor use was granted by the Board under Cal. No. 332-31-S; that the wet wash laundry use was continued until the building was purchased by the present owner who uses it to operate his tile clay products business and stores two motor vehicles in connection therewith; and
WHEREAS, the applicant contends the front stairs are enclosed in fireproof block partitions, equipped with fireproof self-closing door and it is requested the owner be permitted to fire-retard the first floor ceiling with ½ in. plaster boards and 26 gauge metal so that the first floor use could include the storage of trucks used in connection with the business.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 913/54, Objection No. 1, to permit the building also to be occupied by two trucks used in connection with the business by the owner as proposed and as indicated on plans filed with this appeal marked, "Received, May 31, 1955" (5 sheets) *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that a new Certificate of Occupancy shall be obtained.

177-55-A

APPLICANT—Canada Dry Ginger Ale Inc., owner.
SUBJECT—Application March 8, 1955—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—59-02 Borden avenue, south side, 191.02 ft. west of Maurice avenue, Block 2657, Lot 40, Maspeth, Borough of Queens.
APPEARANCES—
For Applicant: M. W. McCaffrey.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Fire Commissioner, dated February 7, 1955, reads:

"This will acknowledge receipt of your letter of January 31st, wherein you request a permit for employees to smoke in certain areas of your factory building situated at the above mentioned premises.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law, and the rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states the building is one and two stories, 32 feet in height, 355 ft. 2 in. front by 550 ft. 6 in. in depth of Class I and Class III construction erected in 1955 on a lot 585 feet front by approximately 700 feet in depth, in an unrestricted use, B area, Class 1½ height district; used and occupied since date of erection March 1, 1955; 1st floor—garage, 215 persons; 1st floor—warehouse, 10 persons and factory, 100 persons; offices, 55 persons; 2nd floor—offices, 150 persons; mezzanine—offices, 20 persons. The building is provided by a two-source approved sprinkler system. No certificate of occupancy has as yet been issued; and

WHEREAS, the applicant states that the areas in which permission is sought to smoke are the office areas on the 1st and 2nd floors and the men's locker room on the 1st floor, indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the products produced at this plant consist of carbonated beverages and represent no fire hazard; that on the contrary the CO_2 contents of the beverages might constitute a fire extinguisher in case of emergency; that if permission is granted for smoking in the areas described it will be possible to limit smoking to such areas, that the practice of smoking is so widespread that it would be impossible to enforce effectively and an absolute prohibition against smoking on the premises would be unenforceable and it is therefore proposed to provide certain areas for the purpose as the only practical solution.

Resolved, that the decision of the Fire Commissioner, dated February 7, 1955, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit smoking in such portions of the building as proposed and indicated on plans filed with this appeal, marked "Received March 8, 1955", (7 sheets), *on condition* that such receptacles for smokers' refuse shall be maintained as may be required; that signs indicating where smoking may be permitted, shall be installed, the wording of which shall be as determined by the Fire Commissioner, and that the two-source sprinkler system throughout the building shall be maintained to the satisfaction of the Fire Commissioner and according to the requirements therefor; that in all other respects the Board's Rules for Smoking in Factories shall be complied with.

717-51-A—Vol. II

APPLICANT—James Whitford, Jr., for United Brethren Church on Staten Island, owner.
SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision as to extension of building—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—2205 Richmond road, west side of Todt Hill road, Block 934, Lot 17, New Dorp, Borough of Richmond.
APPEARANCES—
For Applicant: Donald Rowe and Benedict Raia.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

798-53-A—Vol. II

APPLICANT—Geo. E. Strehan, for Jamaica Water Supply Company, owner.
SUBJECT—Application for consideration—reopening as to accept revised basis on which structure was erected, contrary to requirements—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—107-17 178th street, east side, 152.48 ft. south of 107th avenue, Block 10336, Lot 12, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: George E. Strehan, L. L. Nachlinger and Morris Schupack.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Request to reopen denied.
THE VOTE—
Affirmative: None 0
Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Not Voting: Commissioner Keating 1

632-54-A

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.
SUBJECT—Application July 30, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lots 53 and 54, Borough of The Bronx.
APPEARANCES—
For Applicant: Herman E. Horwood.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn without prejudice.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the applicant stated he would either file a zoning application based on a proper decision of the Borough Superintendent for use of more than 25% of the building for manufacturing or he would have the two lots comprising the premises reapportioned as one lot in order to take advantage of the permitted 25% of total area for manufacturing.

Resolved, that the appeal be and it hereby is *withdrawn* without prejudice.

1139-39-SR

SUBJECT—Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.
APPEARANCES—Samuel L. Becker, for the Dep't, of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 2 P.M., to permit Deputy Commissioner Crinnion to be present.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.
APPEARANCES—
For Applicant: Alexander Zamschnick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 2 P. M. for Board to consider revised plans and for decision.

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Dep't. of Housing and Buildings, Borough of Brooklyn.
OWNER OF PREMISES: 1765 Bushwick Avenue Corporation.
SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-24 and Certificate of Occupancy 73813-34.
PREMISES AFFECTED—1761-1765 Bushwick avenue, northside, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.
APPEARANCES—
For Applicant: William Roth.
For Owner: Larry Meltzer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 13, 1955, at 2 P.M., for applicant to file application for a zoning variance to be heard on same date as this appeal.

786-54-A

APPLICANT—American Gas and Electric Service Corp., lessee (Hudson and Manhattan Railroad Co., owner).
SUBJECT—Application October 11, 1954—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—30 Church street, west side, from Dey to Cortlandt streets, 18th floor; Block 61, Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: Stephen E. Davies and E. R. Ambrose.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to July 12, 1955, at 2 P. M., for owner's authorization for proposed location of system and revised plans from the applicant and for decision.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.
SUBJECT—Appeal filed June 3, 1955, from a decision of the borough superintendent.
PREMISES AFFECTED—Block bounded by Adams Street, Fulton Street, Washington Street and Johnson Street, Blocks 139-140, Lots 11, 20, 33. 50, Brooklyn.
APPEARANCES—
For Applicant: Alexander Graham.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 12, 1955, at 2 P. M., for further information from the applicant and for decision.

1144-25-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Phillip Miller, owner (Paul and Tony Polimeni, lessees).
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7e and 7i of the zoning resolution, permitting in a business use district, the construction of a new accessory building on existing gasoline service station, to be used as a motor vehicle repair shop, auto washing, lubritorium and permitting the office and sale of auto accessories and permitting the outdoor sale and display of more than five new and used cars.
PREMISES AFFECTED—5335-5345 Kings Highway east side, 472.28 ft. south of Whitty lane, Block 7949, Lot 33, Borough of Brooklyn.
APPEARANCES—
For Applicant: Robert W. Artus.
For Administration: Samuel L. Becker, Dep't of Housing and buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on June 20, 1950, on certain conditions; and
WHEREAS, the resolution was amended on September 25, 1951 and June 24, 1952.
WHEREAS, the applicant requested an extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1950, as thereafter *amended* by resolutions adopted through June 24, 1952, only so far as it has reference to the terms of the variance, so that as *amended* this portion of the resolution shall read:

". . . granted under Section 7, Subdivision e for a term of 5 years from the date of this *amended* resolution, to permit the sale of used cars, on condition..... .....; that other than as herein *amended* the resolution above cited shall be compiled with in all respects and that a new Certificate of Occupancy shall be obtained." (NB 554/50)

249-29-BZ—Vol. II

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).
SUBJECT—Application for consideration—reopening amendment of resolution and to consider revised plans—re Application (decision of the borough superintendent), under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district, the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.
PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Henry Nordheim, Abraham Goldstein and Wm. Singer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on February 28, 1950, on certain conditions; and
WHEREAS, the resolution was amended on September 26, 1950 and February 6, 1951; and
WHEREAS, the applicant requested a further amendment of the resolution and extension of time to complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1950, by adding thereto:
"that in the event the owner desires to construct an additional building, as proposed and shown on revised plans marked "Received June 23, 1955", (5 sheets), such building may be permitted for the use as proposed and located where shown on such plans, *on condition* that in all other respects the building and occupancy shall comply with the resolution above cited; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution." (Alt. 1554/49)

528-37-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Louis D. Cohen and Augusta Geller, owner, (Socony-Vacuum Oil Co., lessee).
SUBJECT—Application for consideration—reopening as to amendment as to curb cuts—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and office and the parking and storage of motor vehicles and to install an open truck pit and to add four 550 gallon gasoline tanks and an additional dispensing pump and to remove the existing dividing wall between the gasoline service station and the parking lot.
PREMISES AFFECTED—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was amended by the Board as Vol. II, on December 14, 1954 on certain conditions; and
WHEREAS, the applicant requested a further amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1954, by adding thereto:
"that the curb cuts may be permitted as indicated on plans, as referred to in such resolution." (Alt. 1603/54)

203-50-BZ
APPLICANT—Latham C. Squire, for Uris Brothers, owner (Robert Norden, lessee).
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7e of the zoning resolution, permitting in a residence and retail use district, the change in occupancy on first floor from existing restaurant to restaurant and cabaret.
PREMISES AFFECTED—1-3 University place and 27-29 Waverly place, northeast corner, Block 549, Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: Latham C. Squire.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 11, 1950, on certain conditions; and
WHEREAS, the resolution was amended on July 27, 1954; and
WHEREAS, the applicant requested an extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1950, as *amended* by resolution adopted on July 27, 1954, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit . . .; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 1737/48)

140-51-BZ
APPLICANT—Sigfrid Malm, for Saul Shapiro, owner (Orken Realty Corp., lessee).
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution permitting in a business use, C area district, the erection and maintenance of an additional building using more than the area permitted and with more than one building on a lot.
PREMISES AFFECTED—2158-2166 (2154-2164) Nostrand avenue, west side, 120 ft. 7¼ in. south of Flatbush avenue and 18-24 Germania place, Block 7557, Lot 128, Borough of Brooklyn.
APPEARANCES—
For Applicant: Sigfrid Malm.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE:
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly
Negative: .....
THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 26, 1951, on certain conditions; and
WHEREAS, the resolution was amended from time to time and last amended on June 16, 1953; and
WHEREAS, time to obtain permits and complete the work was extended on July 7, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1951, as thereafter *amended* by resolutions adopted through July 7, 1954 only so far as it has reference to the time within which to obtain permits and complete the work,, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 1134/50; NB App. 16/51 and Alt. App. 1365/52).

261-52-BZ

APPLICANT—Robert Gottlieb, for William A. Mohr, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 21 and 7c of the zoning resolution, permitting in a residence use, E area district, the erection of an extension at rear of existing stores, using more than the area permitted.

PREMISES AFFECTED—1177-1189 Morrison avenue, west side, 100 ft. south of Westchester avenue, Block 3744, Lot 10, Borough of the Bronx.

APPEARANCES—

For Applicant: Fred Melnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 8, 1952, as thereafter *amended* by resolutions adopted through June 2, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been started, that all permits required shall be obtained and all work completed within the requirement of Sections 22A of the Zoning Resolution from the date of this *amended resolution.*" (Alt. App. 228/52 and new decision dated June 16, 1955).

171-53-BZ

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence and busiess use B area district, the erection and maintenance of a business building without the required rear yard and using more than the area permitting in the residence use B area portion of plot and permitting the connection of first floors with adjoining building (Hotel Pierre).

PREMISES AFFECTED—662-666 Madison avenue, 8-28 East 61st street, southwest corner and 13-19 East 60th street, Block 1375, Lots 10-13 inclusive and 56, 56½, 58, 60 and 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, on certain conditions; and .

WHEREAS, time to obtain permits and complete the work was extended on July 27, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953, as thereafter *amended* by resolution adopted July 27, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirement of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 16/53)

118-54-BZ

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregario, owners. (Soundview Fireproofing, Clausen Auto Service Co. and Corer Service Station, Inc., lessees).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence, retail and business use district the continuation of existing gasoline service station and accessory uses, and the continuation of existing motor vehicle repair shop and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicle repairs (previously used as a junk yard); and the continuation of storage of contractor's equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractor's equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close Avenues, Block 3648, Lots 20 and 35, Borough of the Bronx.

APPEARANCES—

For Applicant: Fred Melnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work is now being done, that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

this *amended* resolution." (NB 41/54; NB 42/54; Alt. 55/54)

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner. (Herman Glicker, lessee).

SUBJECT—Application for consideration—reopening as to an amendment to the term of years—re Application (decision of the borough superintendent), previously granted on conditions, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs, and permitting the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lots 6 and 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Herman Glicker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . granted under Section 7, Subdivision e for a term of 15 years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB 2821/54)

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, owners (Fit-Rite Auto Glass & Collision Service Corp., lessee).

SUBJECT—Application for consideration—reopening as Vol. IV as to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 21 and 7i of the zoning resolution, permitting in a business use C area district, the extension of existing building using more than the area permitted, and the addition of touch up, painting and spraying in existing motor vehicle repair shop, wheel alignment brake testing and lubrication.

PREMISES AFFECTED—807-817 East New York avenue, north side , 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

(Remaining Minutes of the Meeting of July 6, 1955 will be printed in the Bulletin of July 19, 1955.)

COURT DECISION

(Continued from page 1165)

requirement, this court cannot prescribe such notice and is constrained to follow the language of the Ottinger case (supra, at p. 383), wherein the Court of Appeals, by Judge Cardozo, said, 'adjoining owners have no right to information as to the time and place of hearing in excess of the right belong to them as members of the general public, the indefinite mass of residents protected by the zoning system.' ¶As to the legal authority of the respondents to grant the variance and permit in issue, it is this court's opinion that the board acted within its authority pursuant to section 7 (e) of the zoning resolution. This section authorizes the respondents to vary the application of use district regulations and to 'permit, for a stated term of years, buildings and uses not in conformity with the requirements of this article and not otherwise specifically provided for in this section.' A gasoline service station and its uses in a restricted retail district are not specifically provided for in this section 7. ¶In this connection, the petitioner contends that since subdivision '(f)' of section 7 permits a variance for a gasoline service station in a business or retail district, and contains no provision in regard to a restricted retail district, the respondents therefore were prohibited by subdivision '(f)' from making the variance under subdivision '(f)' from making the variance under subdivision '(e)' since a restricted retail district is of a higher and more restricted character than a business or retail district. In other words, petitioner argues that the board has no power under section 7 (e) of the zoning resolution to grant a variance except as expressly provided for in subdivision '(f)' of section 7. ¶The issue raised by the petitioner was decided adversely in Eckerman v. Murdock et al. (276 App. Div., 927). In that case the intervenor-respondent had made an application under section 7 (f) for a variance to erect a gasoline station on its premises, which were in a business district. Prior to the hearing the district had been rezoned restricted retail, so that the application could not be granted under section 7 (f). The variance was granted and, by amendment of the original resolution, it was granted under subdivision '(e)' rather than '(f).' The court concisely stated, at page 928: "Subdivision (e) of section 7 authorizes the granting of a variance for a gasoline station in a restricted retail district." ¶In the light of the foregoing, the application must be granted vacating the order of certiorari, dismissing the petition and affirming the determination of the Board of Standards and Appeals. Settle order.

(N.Y.L.J. July 1, 1955, page 6)

52.05
JEW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

THE LIBRARY OF THE
AUG 3 1955
UNIVERSITY OF ILLINOIS

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | July 19, 1955 | Single Copies, 20 Cents By Mail, 25 cents | No. 29

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of the Meeting of July 6, 1955, affecting Calendar Numbers 365-46-BZ, 338-49-BZ—Vol. II and 829-48-SA.

Minutes of Regular Meeting of Tuesday Morning, July 12, 1955, Affecting Calendar Numbers 137-26-BZ—Vol. II, 140-44-BZ—Vol. III, 293-52-BZ—Vol. II, 172-53-BZ—Vol. II, 127-54-BZ, 698-54-BZ, 969-54-BZ, 975-54-BZ, 1001-54-BZ, 30-55-BZ, 31-55-A, 52-55-BZ, 61-55-BZ, 62-55-A, 92-55-BZ, 133-55-BZ, 141-55-BZ, 142-55-A, 186-55-BZ, 200-55-BZ, 215-55-BZ, 218-55-BZ, 223-55-BZ, 258-55-BZ, 160-30-BZ—Vol. II, 330-42-BZ—Vol. IV, 427-55-A, 595-44-BZ—Vol. II, 596-44-A—Vol. II, 304-52-BZ—Vol. II, 351-53-BZ—Vol. II, 737-53-BZ—Vol. II, 889-54-BZ, 917-54-BZ, 974-54-BZ, 38-55-BZ, 63-55-BZ, 168-55-BZ, 263-55-BZ and 295-55-A.

Minutes of Regular Meeting of Tuesday Afternoon, July 12, 1955, Affecting Calendar Numbers 427-46-SM—Vol. II, 877-50-SA, 878-50-SA, 174-51-SA—Vol. II, 891-51-SA, 171-52-SM, 618-52-SM, 104-53-SM, 775-53-SA, 829-53-SM, 895-53-SA, 530-54-SA, 732-54-SA, 737-54-SA, 920-54-SA, 921-54-SA, 922-54-SA, 21-55-SA, 106-55-SM, 315-55-SM, 336-55-SA, 396-55-SA, 397-55-SA, 709-50-SA, 491-43-S—Vol. II, 392-48-A—Vol. II, 62-54-A, 743-54-A, 786-54-A, 90-55-A, 286-55-A, 322-55-A, 371-55-A, 429-55-A, 456-55-A, 238-46-A—Vol. II, 227-41-A—Vol. II, 475-54-A, 533-54-A, 670-54-A, 822-54-A, 857-54-A, 244-55-A, 393-55-A, 439-55-A, 1139-39-SR, 604-26-BZ—Vol. II, 526-28-BZ—Vol. II, 732-41-BZ—Vol. III, 55-45-BZ—Vol. III, 781-46-BZ—Vol. III, 1-51-BZ, 33-53-BZ, 447-53-BZ, 769-53-BZ, 784-53-BZ, 10-54-BZ, 17-54-BZ, 517-39-BZ—Vol. III, 718-49-BZ—Vol. III, 102-29-BZ—Vol. II, 294-44-BZ—Vol. II, 137-40-BZ—Vol. II, 670-39-BZ—Vol. II and 311-46-BZ—Vol. II.

Minutes of Special Meeting of Friday Morning, July 15, 1955, Affecting Calendar Numbers 958-47-SR—Vol. II.

Rules Covering Dry Cleaning Establishments.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to July 12, 1955

Cal. No. *Dept.* *Premises Affected*

541-55-SM—Pittsburgh Reflector Co. Luma-Ceiling, No. 10, manufactured by Pittsburgh Reflector Co., Material.

542-55-SA—Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6, manufactured by Henry Waterman and Bro., Corp., Appliance.

543-55-SA—Samco or Chef's Delight Double Oven Gas Range, Models 3536 and 3536A, manufactured by Samuel Stamping and Enameling Co., Appliance.

544-55-SA—Suburban Gas Recessed Ovens, Models 9018, 9118, 9218, 9118A, 9218A, 9518, 9618 and 9718, manufactured by Samuel Stamping and Enameling Co., Appliance.

545-55-SA—Samco or Chef's Delight High Broiler Range (gas-fired), Models 3636, 3636A, 3736 and 3736A, manufactured by Samuel Stamping and Enameling Co., Appliance.

546-55-SA—Suburban Gas-fired Counter Top Units, Models G-27PW, G-27PC, G-27-S and G-27-G, manufactured by Samuel Stamping and Enameling Co., Appliance.

547-55-SA—Samco or Chef's Delight Lower-Oven Apartment Size Gas Range, Models 3120 and 3220, manufactured by Samuel Stamping and Enameling Co., Appliance.

548-55-SA—Suburban Recessed Gas Ovens, Models 911, 921, 931, 941, 914, 924, 934, 944, 918, 928, 938 and 948, manufactured by Samuel Stamping and Enameling Co., Appliance.

549-55-SA—Samco or Chef's Delight Lower-Oven Range (gas fired), Models 3236, 3236T, 3336, 3336A, 3436 and 3436A, manufactured by Samuel Stamping and Enameling Co., Appliance.

550-55-BZ—H.B.B.—640-666 Conduit boulevard and 600-608 Grant avenue, block bounded by Conduit boulevard, Grant avenue, Belmont avenue and Sheridan avenue, Block 4239, Lot 1, Borough of Brooklyn, N.B. 1467-55—re gasoline service station, lubritorium, car washing, repairs, sale of accessories, parking and storage, etc.

551-55-SA—Quaker Radiant Vented Gas Heaters, Models RVA-350, RVA-500 and RVA-808, manufactured by Quaker Manufacturing Co., Heating Division of Florence Stove Co., Appliance.

552-55-SA—Quaker Non-Radiant Vented Gas Heaters for Heating Purposes, Models BVA-350, BVA-500, BVA-650 and BVA-808, manufactured by Quaker Manufacturing Co., Heating Division of Florence Stove Co., Appliance.

553-55-SA—Quaker Unvented Gas Room Heater, Model WC-250, manufactured by Quaker Manufacturing Co., Heating Division of Florence Stove Co., Appliance.

554-55-SA—Quaker Cool Cabinet Unvented Radiant Gas Heater, Models CWR-200, CWR-300 and CWR-400, manufactured by Florence Stove Co., Appliance.

555-55-SA—Quaker Unvented Radiant Gas Heater, Models R-200 and R-300, manufactured by Florence Stove Co., Appliance.

556-55-BZ—H.B.BX.—2875-2877 Briggs avenue, west side, 182.96 ft. south of East 199th street, Block 3302, Lot 50, Borough of The Bronx, Alt. 124-55—re parking and storage of more than five motor vehicles.

557-55-BZ—H.B.M.—48-52 West 30th street, south side, 100 ft. east of Avenue of The Americas, Block 831, part of Lot 78, Borough of Manhattan, N.B. 142-55—re erection of garage, etc.

558-55-BZ—H.B.B.—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn, N.B. 1441-55—re area excessive, etc.

559-55-BZ—H.B.Q.—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th street, Block 13034, Lot 34, Springfield Gardens, Borough of Queens, Alt. 806-55—re change in occupancy and use from lumber yard, office and saw mill to factory, office, storage and paint spraying—residence and retail use district; area excessive.

560-55-A—H.B.Q.—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th street, Block 13034, Lot 34, Springfield Gardens, Borough of Queens, Alt. 806-55—re frame buildings; construction of exterior walls, etc.

Restored to Docket

238-46-A Vol. II—H.B.B.—1530 Coleman street, west side, 226 ft. 3⅞ ft. south of Flatlands avenue, Block 7859, Lot 58, Borough of Brooklyn, Alt. 623-55.

670-39-BZ Vol. II—H.B.Q.—41-24 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens, Alt. 23-55.

517-39-BZ Vol. III—H.H.Q.—33-10 Astoria boulevard, southwest corner of 34th street and 25-01 33rd street, Block 631, Lots 19 to 26 and 30, Astoria, Borough of Queens, Alt. 1243-55.

311-46-BZ Vol. II—H.B.Q.—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens, Alt. 825-55.

137-40-BZ Vol. II—H.B.Q.—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 9694, Lot 17, Jamaica, Borough of Queens, Alt. 1078-55.

294-44-BZ Vol. II—H.B.B.—567-597 Kingston avenue, southeast corner of Rutland road, Block 4812, Lot 1, Borough of Brooklyn, N.B. 1020-55.

102-29-BZ Vol. III—H.B.B.—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn, N.B. 1289-55.

CALENDAR

718-49-BZ Vol. II—H.B.B.—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn, Alt. 1381-55.

DESIGNATIONS: **H.B.**—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings. Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

JULY 19, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 19, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubine and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application April 6, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th streets; 425-435 East 48th street, north side and 422-430 East 49th street, south side, Block 1360, Lots 14, 15, 16, 26 34, 35 and 37, Borough of Manhattan.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

166-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing

CALENDAR

(non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed.

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a high speed auto laundry (automatic) and stores, with an entrance or exit nearer the residence than is permitted.

PREMISES AFFECTED—248-01 to 248-09 Northern boulevard and 43-55 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

952-54-BZ

APPLICANT—Morris Shachnow, for Morris Shachnow, Julius Israel and David H. Israel, owners.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles, and the erection of a shelter for attendant.

PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32-27 inclusive, Borough of Manhattan.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the extension in area of existing gasoline service station, and the installation of five additional gasoline storage tanks, and to rebuild the existing station to include lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick Avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

33-55-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

125-55-BZ

APPLICANT—Paul Friedman, for Marjorie Helbraun and Hannah Schiff, owners.

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories, and office with show windows nearer the residence use district than is permitted; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn.

Laid over from June 28, 1955, to July 19, 1955, for inspection and decision; hearing closed.

138-55-BZ

APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owner (Irving Goodstein, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station to include lubritorium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories.

PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25.07 ft. east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed.

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

Laid over from June 7, 1955 to June 14, 1955, at the request of the applicant; then to July 6, 1955, for inspection and decision; hearing closed; then to July 19, 1955, for ap-

CALENDAR

plicant to file revised plans as to proposed extension of Cross Bronx Expressway and Major Deegan Highway.

68-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp., and 30 Brighton 11th Street Corp., owners.

SUBJECT—Application reopened May 10, 1955 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.

PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed.

1093-39-BZ—Vol. II

APPLICANT—William J. Heiser, for News Syndicate Company, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the extension in area of second floor to rear lot line, without the required rear yard.

PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18 and 37, Borough of Brooklyn.

Laid over from July 6, 1955, to July 19, 1955, for decision; premises have been inspected; hearing closed.

955-54-BZ

APPLICANT—Meyer Fine, owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs and office, and to permit the parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application March 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

152-55-BZ

APPLICANT—Charles M. Spindler, for Carmine Paduano, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—369-379 Avenue U and 2091-2101 East 1st street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed; then to July 19, 1955, for inspection and decision.

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

Laid over from June 21, 1955 to July 12, 1955, for further inspection and decision; hearing closed; then to July 19, 1955, for inspection and decision.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed; then to July 12, 1955, for applicant to file revised plans showing a masonry building throughout and no curb cuts on East 130 street; then to July 19, 1955, for further consideration; applicant to file revised plans.

CALENDAR

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7A of the zoning resolution, to permit in the residence use district portion of a plot the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

Laid over from July 6, 1955, to July 12, 1955, for decision; hearing closed; then to July 19, 1955, for statement as to new ownership, new application signed and sworn to by present owner of title.

975-54-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 28, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the ercction and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.

Laid over from July 6, 1955, to July 12, 1955, at the request of an objector, applicant consenting; then to July 19, 1955, for inspection and decision; hearing closed.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.

SUBJECT—Application January 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, storagc and sale of accessories and office.

PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.

Laid over from July 6, 1955, to July 12, 1955, at the request of an objector; no further requests for adjournments; then to July 19, 1955, for inspection and decision; hearing closed.

293-52-BZ—Vol. II

APPLICANT—Latham C. Squire, for 139 East 36th street Corp., owner (Pack Medical Foundation, lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with cancer and its allied diseases, using more than the area permitted.

PREMISES AFFECTED—277-279 Lexington avenue, east side, 42⅔ ft. north of East 36th street, Block 892, Lot 22, Borough of Manhattan.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. F. and G. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and the parking of patrons cars (no fee to be charged) for a term of fifteen years.

PREMISES AFFECTED—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue; 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

698-54-BZ

APPLICANT—Imre Chairman, for Salvatore S. Fazio (Dallo Auto Painting, lessee).

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district for a term of ten years the change of use of premises to motor vehicle repair shop.

PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

61-55-BZ

APPLICANT—R. S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

62-55-A

APPLICANT—Reginald S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lcssee).

SUBJECT—Application January 28, 1955—filed pursuant to section 35, General City Law re premises located in proposed widening of mapped street—Parsons boulevard and 20th avenue.

PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

92-55-BZ

APPLICANT—M. Martin Elkind, for Salta Holding Corp., owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under section 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure to be used as an auto-showroom, motor vehicle repair shop, storage and sale of accessories and office for a franchised auto dealer, using more than the area permitted; and to permit the erection and maintenance of a gasoline service station; and the parking of more than five motor vehicles (for patrons and employees) on unbuilt upon portion of plot.

PREMISES AFFECTED—1431-1461 86th street, north side, 240 ft. east of 14th avenue, Block 6340, Lot 52, Borough of Brooklyn.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

CALENDAR

133-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Borden, Hyman Herringman, Julius Blackman and William Sparago, owner.

SUBJECT—Application February 16, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution. to permit in a retail use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3392-3406 Nostrand avenue, west side, 200 ft. north of Avenue U, Block 7334, Lot 27, Borough of Brooklyn.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

141-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre to dress manufacturing, offices and storage on first floor, and offices on second floor.

PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, Block 3819, Lot 17, Borough of Brooklyn.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

142-55-A

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, 2nd floor, Block 3819, Lot 17, Borough of Brooklyn.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

200-55-BZ

APPLICANT—Paul Friedman, for Pauline Schwartz and Joseph Rae, owners.

SUBJECT—Application March 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and accessory parking, for a term of fifteen years.

PREMISES AFFECTED—2376 Knapp street, northwest corner of Avenue X, Block 7410, Lot 184, Borough of Brooklyn.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; applicant to file revised plans in meantime.

215-55-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs, storage and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1770 Gunhill road, southeast corner of Wickham avenue, Block 4498, Lot 15, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

218-55-BZ

APPLICANT—Charles M. Spindler, for Garden Flushing Service Station, Inc., owner.

SUBJECT—Application March 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, motor vehicle safety inspection station, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—152-174 Hegeman avenue, south side, from Osborn street to Thatford avenue, 622-626 Osborn street, and 549-551 Thatford avenue, Block 3637, Lots 32 and 41, Borough of Brooklyn.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

223-55-BZ

APPLICANT—Henry Nordheim, for Antonio Scalone, owner.

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing non storage garage.

PREMISES AFFECTED—974 Sacket avenue, south side, 381.17 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; applicant to submit statement to the Board as to proposed tenant and business.

258-55-BZ

APPLICANT—Charles J. Wagner, for Sam Piazza, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubitorium, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—417 Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Brooklyn.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed.

137-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for 1799 Coney Island Avenue Corp., owner.

SUBJECT—Application reopened June 21, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e, 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a building to be used as a motor vehicle repair shop, and permitting the unbuilt upon portion of plot to be used for the parking of customers' motor vehicles and for the sale and display of used cars (previously denied the erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—1793-1801 Coney Island avenue, east side, 305 ft. north of Avenue O, Block 6749, Lots 69 and 71, Borough of Brooklyn.

176-50-BZ

APPLICANT—Max Horn, for Frank Fenimore, owner.

SUBJECT—Application reopened June 21, 1955 for consideration as to extension of time to complete—re (deci-

CALENDAR

sion of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension of existing junk storage building.
PREMISES AFFECTED—106-01 to 106-15 154th street and 154-02 South road, southeast corner, Block 10122, Lot 1, Jamaica, Borough of Queens.

295-53-BZ
APPLICANT—James L. Lyons, Jr., for Emil Guterman, owner.
SUBJECT—Application reopened on June 28, 1955 for consideration of zoning change from business to residence use—re (decision of the borough superintendent) previously granted on condition under sections 7f and 21 of the zoning resolution, permitting in a business use district (now a residence use district) the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic) and office.
PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street, Block 3239, Lots 14, 16 and 17, Borough of The Bronx.

700-41-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.
SUBJECT—Application reopened June 28, 1955 for consideration as to affirmation of resolution in view of change of zoning from business to retail and as referred back to Board by Court—re (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in the business portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.
PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

172-36-BZ—Vol. II
APPLICANT—Samuel Rosenblum, for Coronet Piece Dye Works Inc., owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the continuation of existing building as a factory, dry cleaning, dyeing and finishing uses.
PREMISES AFFECTED—80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

483-37-BZ—Vol. II
APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

246-41-BZ—Vol. II
APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.
SUBJECT—Application reopened July 20, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in area of accessory building, and the installation of two additional 550 gallon gasoline tanks, and to permit the existing low type gasoline dispensing pumps to remain instead of parkway type or originally approved, and to include the additional uses of motor vehicle repairs and the parking of motor vehicles awaiting service on existing gasoline service, lubritorium, and auto laundry.
PREMISES AFFECTED—2430-2432 Richmond road, northeast corner of New Dorp lane, Block 3627, Lot 1, New Dorp, Borough of Richmond.

564-52-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.
SUBJECT—Application reopened May 3, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district for a term of ten years, the maintenance of existing uses of kiddie park, miniature golf course, baseball batting range and storage shed, archery, train ride, scooter ride, pedestrian ramp and office and the parking of patrons' motor vehicles, and to add the use of ice skating rink, and to increase the area for the parking of patrons motor vehicles.
PREMISES AFFECTED—229-01 to 230-21 (230-11 official) Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lots 25, 35, and 99; Block 8084, Lots 142 and 125; Block 8085, Lots 3 and 1, Douglaston, Borough of Queens.

565-52-A—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.
SUBJECT—Application reopened November 30, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—230-11 Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lot 35; Block 8084, Lot 127; Block 8085, Lot 3, Douglaston, Borough of Queens.

686-53-BZ—Vol. II
APPLICANT—Ludwig P. Bono, for Stella D'Oro Realty Corp., owner (Stella D'Oro Biscuit Company, Inc., lessee).
SUBJECT—Application reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the reduction in size of lot 66, and the use of existing wall of building on westerly lot line as a party wall for proposed building to be erected on lot 70 (formerly lots 71 and 72).
PREMISES AFFECTED—191 West 237th street and 3781 Putnam avenue west, northwest corner, Block 3270, Lot 66, Borough of The Bronx.

739-54-BZ
APPLICANT—Charles Abrahams, for Menna and Son, owner.
SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of a one story extension to existing structure using more than the area permitted.
PREMISES AFFECTED—157-161 Lombardy street, north side, 75 ft. west of Varick avenue and 102-104 Anthony street, Block 2820, Lot 20, Borough of Brooklyn.

53-55-BZ
APPLICANT—M. Martin Elkind, for Lincoln Associates, owner.
SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in the residence use district portion of the plot, the parking and storage of patrons' and employees' motor vehicles, (no fee to be charged), with an entrance (curb cut) more than the permitted distance from the intersection; and to permit the use of narrow strip of site fronting on Cherry avenue,

partly in residence and partly in local retail use district as a driveway providing access from Cherry avenue.
PREMISES AFFECTED—44-15 Kissena boulevard, east side, 102.8 ft. south of Cherry avenue, and 40-10 Cherry avenue, Block 5192, Lot 27, Flushing, Borough of Queens.

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsboro Garage Corp., owners.
SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the change in use of cellar of 142 E. 41 st., Lot 44 from storage to storage garage, and also to provide openings in wall of building to east on Lot 41; and also to use the roof of building at 144-148 E. 41st st., Lot 41 for parking of cars; and to permit the extension of garage use into proposed newly excavated cellar and newly constructed fire proof roof 145-147 E. 40th st., Lots 29 and 30 (building to be reduced to one story); and to permit the extension in rear of building using more than the permitted area.
PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

71-55-A

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsbro Garage Corp., owners.
SUBJECT—Application January 28, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44. Borough of Manhattan.

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.
SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.
PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

89-55-A

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.
SUBJECT—Application February 8, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

147-55-BZ

APPLICANT—O'Connell and McInerney, for Florence Greco, owner.
SUBJECT—Application February 23, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3500 East Tremont avenue, northwest corner of Barclay avenue, Block 5531, Lots 35 and 37, Borough of The Bronx.

182-55-BZ

APPLICANT—George Edward Beatty, for R. C. Church of Sts. Joachim and Anne, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection of an extension to existing parochial school, nearer the street line than is permitted.
PREMISES AFFECTED—218-19 105th avenue, northeast corner of 217th lane, Block 11108, Lots 9, 21 and 27, Queens Village, Borough of Queens.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

229-55-BZ

APPLICANT—Joseph Schafran, for Jamkay Realty Corp., and Fred Kronish, owners.
SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of motor vehicles, and the erection of an attendant's shelter.
PREMISES AFFECTED—137-61 Queens boulevard, and east side of Main street from Mantons street to Queens boulevard and west side of 84th drive, 60.77 ft. south of Manton street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

289-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., and Frank and Antoinette Della Corte, owners.
SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, E area district, the relocation of existing gasoline service station (to be demolished), to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles

on unbuilt upon portion of plot without the required side yard for accessory building.
PREMISES AFFECTED—110-48 to 110-56 (110-50 official) Horace Harding boulevard and 110-52 to 110-58 Colonial avenue, southeast corner, Block 2162, Lot 180, Flushing, Borough of Queens.

340-55-BZ
APPLICANT—Lama, Proskauer and Prober, for Townes and James, Inc., owner.
SUBJECT—Application April 26, 1955—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a residence and manufacturing use district, the erection and maintenance of a building (warehouse and offices) with an entrance and exit from required loading berth nearer the intersection than is permitted.
PREMISES AFFECTED—897-921 (909 official) Remsen avenue, 9002-9042 Avenue D, southeast corner and 856-892 East 92nd street, Block 8124, Lot 33, Borough of Brooklyn.

398-55-BZ
APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.
SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 7h of the zoning resolution, to permit the extension of a business use into the residence use portion of plot within an existing building located in a business, retail and residence use district; and to permit the parking of motor vehicles in residence use district portion of plot.
PREMISES AFFECTED—43-25 to 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard and 43-24 and 43-26 214th place, Block 6300, Lot 6, Bayside, Borough of Queens.

399-55-A
APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.
SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard, Block 6300, Lot 6 (formerly Lots 6, 7, 39 and part of Lot 38), Bayside, Borough of Queens.

953-54-BZ
APPLICANT—Kenneth W. Milnes, for Joseph A. Usellis, owner (F. D. Koehler Company, Inc., lessee).
SUBJECT—Application filed December 14, 1954 pursuant to section 7(a) of the zoning resolution, to permit in a business-1 use district, the reconstruction of an existing gasoline service station building and the conduct of car washing, lubritorium and minor motor vehicle repairs and adjustments.
PREMISES—337 Van Duzer street, northeast corner of Prospect street, Block 512, Lot 44, Stapleton, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

JULY 19, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 19, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

304-55-SM
APPLICANT—Giant Portland Cement Company, owner.
SUBJECT—Application April 6, 1955—Giant Portland Air-Entraining Cement, Type 1A, approval of.

271-55-SM
APPLICANT—National Portland Cement Company, owner.
SUBJECT—Application March 23, 1955—Pioneer Air-Entraining Portland Cement, Types IA and IIA, approval of.

264-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

265-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl), Floor Covering, approval of.

266-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl), Floor Covering, approval of.

683-54-SM
APPLICANT—Martin Fireproofing Corporation, owner.
SUBJECT—Application August 6, 1954—Steel Edge Creteplank (standard and longspan) (floor and roof slabs), approval of.

364-55-SM
APPLICANT—Fullerton Manufacturing Corp., owner.
SUBJECT—Application April 27, 1955—Flur-O-Lux Luminous Ceilings (plastic light diffuser), approval of.

29-47-SA Vol. II
APPLICANT—Linde Air Products Company, division of Union Carbide and Carbon Corp., owner.
SUBJECT—Application reopened January 18, 1955 as Vol. II for test and report as to additional type of material—Linde Liquid Oxygen Truck and Mobile Pumping Unit, Models MPU-125-300 Series; previously approved—re Linde Cascade Oxygen System, Linde Liquid Oxygen Truck and Mobile Pumping Unit.

126-51-SM Vol. II
APPLICANT—National Gypsum Company, owner-manufacturer (Sheldon H. Cady, agent).
SUBJECT—Application reopened July 20, 1954 as to amendment as to additional tees and formboard—re Gold Bond "Poured in Place" Gypsum Roof Deck (reinforced fibred gypsum concrete); previously approved.

1092-47-SM
APPLICANT—Brooklyn Bridle Iron and Steel Corporation, owner.
SUBJECT—Application reopened May 3, 1955 as to amendment—re City Concrete Filled Steel Column (heavy weight), previously approved.

490-55-SM
APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.
SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

489-55-SM
APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.
SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile, (flooring), approval of.

1139-39-SR—Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.

713-54-A
APPLICANT—Herman E. Horwood, for Loowal Realty Co. Inc., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60. Borough of Manhattan.

CALENDAR

714-54-A

APPLICANT—Herman E. Horwood, for Rexton Realty Co., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58. Borough of Manhattan.

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.
SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.
SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

857-54-A

APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.
SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.
SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.
SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees under will of Clement March), owner (Manhattan Lighting Equipment Co., lessee).
SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.
SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

203-55-A

APPLICANT—Larry Meltzer, for State Building Supply Corp., owner.
SUBJECT—Application March 17, 1955—re April from a decision of the borough superintendent.
PREMISES AFFECTED—20-24 2nd avenue and 30-32 East 1st street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

273-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co., Inc., owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

870-39-A—Vol. III

APPLICANT—Joseph and Vladeck, for Atran Foundation, Inc., owner (Jewish Labor Committee, et. al., lessee).
SUBJECT—Application reopened December 7, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—25 East 78th street, northwest corner of Madison avenue, Block 1393, Lot 14, Borough of Manhattan.

670-51-A—Vol. II

APPLICANT—Charles L. Koester, for A. Yashinsky, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II —re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—83-60 250th street, northwest corner of Hillside avenue, Block 8592, Lot 35, Floral Park, Borough of Queens.

670-51-A—Vol. III

APPLICANT—Charles L. Koester, for L. Barone, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. III —re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—83-51 252nd street, east side, 54 ft. north of Hillside avenue, 2nd floor, Block 8595, Lot 40, Floral Park, Borough of Queens.

321-52-A—Vol. II

APPLICANT—Gabriel Nathan, for Hebrew Institute of Long Island, Inc., owner.
SUBJECT—Application reopened May 3, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1708 to 1742 Seagirt avenue, north side, from Beach 17th to Beach 19th streets, entire building—1742 only, Block 133, Lot 1, Far Rockaway, Borough of Queens.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.

CALENDAR

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

189-55-A

APPLICANT—Roux Distributing Co., Inc., lessee (110 East 53rd Street Corp., owner).

SUBJECT—Application March 2, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

474-55-A

APPLICANT—Leonard F. Rothkrug, for Wilmac Realty Co., owner (J. W. Mays, Inc., lessee).

SUBJECT—Application June 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—502-506 Fulton street, south side, 40 ft. east of Bond street; 9-17 Bond street and 16-20 Hanover place, Block 160, Lot 7, Borough of Brooklyn.

476-55-A

APPLICANT—Kahn and Jacobs, for The Spence-Chapin Adoption Service, owner.

SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6-8 East 94th street, south side, 138 ft. 10¼ in. east of 5th avenue, Block 1505, Lot 66, Borough of Manhattan.

477-55-A

APPLICANT—Peter Paul Muller, for Mannes College of Music Inc., owner.

SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-159 East 74th street, north side, 100 ft. east of Lexington avenue, Block 1409, Lots 24, 25 and 26, Borough of Manhattan.

532-55-A

APPLICANT—Andrew J. Todaro, for Community Holding Corp., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—600 Douglaston parkway, southeast corner of 32nd avenue, Block 8031, Lot 1, Douglaston, Borough of Queens.

509-55-A

APPLICANT—William Lescaze, for Helen Eisenstein, et al., owner.

SUBJECT—Application June 21, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th to East 45th streets, and 201-215 East 44th street, and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive, and 44-51 inclusive, Borough of Manhattan.

534-55-A

APPLICANT—Safway Steel Scaffolds Supply Corp., for Chase Manhattan Bank, owner.

SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—28-40 Nassau street, west side, from Liberty street to Cedar street, 28 Liberty street and 43-65 Cedar street, Block 45, Lots 4, 5, 7 and 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning,* September 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.

SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans.

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owner.

SUBJECT—Application reopened May 17, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.

PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan.

CALENDAR

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (City Service Oil Co., owner under contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, September 13, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

OWNER OF PREMISES—1765 Bushwick Avenue Corporation.

SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

157-48-A Vol. II

APPLICANT—Abraham Farber, for Shelbar Realty Corp., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Jamaica, Borough of Queens.

330-55-A

APPLICANT—Kahn and Jacobs, for Joseph Schlitz Brewing Co., owner.

SUBJECT—Application April 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—105-119 Evergreen avenue and 105-127 Jefferson street, northeast corner, Block 3156, part of Lot 75 and Block 3163, Lots 1-3, 5, 7, 8, 10-16, 49-51 and 53-57, Borough of Brooklyn.

412-55-A

APPLICANT—Brusco Coal and Fuel Oil Co., Inc., owner.

SUBJECT—Application May 20, 1955—Re: Transportation of #2 and #4 Fuel Oil in Tank Truck in New York City (capacity of tank in excess of Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, September 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on con-

CALENDAR

dition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

Laid over from June 21, 1955 to June 28, 1955, for decision of the borough president; then to July 12, 1955, at request of applicant; then to September 20, 1955, at request of the applicant and for filing of a decision of the borough superintendent.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of July 6, 1955.)

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use D area district, the extension of existing buildings using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: John J. Meehan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on September 13, 1955, at 10 A.M., waiving all requirements except new decision of the borough superintendent and two publications in the Bulletin, time to complete having expired June 30, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

338-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the sale and display of more than five motor vehicles (new and used cars).

PREMISES AFFECTED—201-09 East 28th street, 2802-12 Beverly road, southeast corner, Block 5172, Lots 1, 4, 71 and 73, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume II, to consider a new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.

SUBJECT—Application for consideration—reopening as to test and report to consider nine additional models of oil burners—re—Nu-Way Oil Burner, Models A-2, A-4, XL-2, XL-6, XL-12, XL-20 and XLO (Model XLO to be marketed as Afco Oil Burner, Bard Oil Burner, Certified Oil Burner, Fire Power-O-Matic Oil Burner, Hall-Neal Victor Oil Burner, J & C Oil Burner, Poweroil Burner, Leeson Oil Burner, McDonald Oil Burner, Meyer Furnace Co., Oil Burner, Round Oak Co., Oil Burner, Rudy Oil Burner, Shephard Oil Burner, Silver Seal Oil Burner, Thatcher Oil Burner, Waterbury Oil Burner, Weil-McLain Oil Burner and Model A to be marketed as Fire Tender Oil Burner previously approved.

APPEARANCES—

For Applicant: A. R. Addis.

ACTION OF BOARD—Applicant reopened for test and report to consider nine additional models subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 3:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, JULY 12, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 28, 1955, were approved as printed in the Bulletin of July 5, 1955, Vol. 40, No. 27.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

MINUTES

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.
PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.
APPEARANCES—
For Applicant: Melvin Salberg.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 20, 1955, at 10 A. M., at request of the applicant and for filing of a decision of the borough superintendent.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix, for Estate of Louis Leavitt, owner.
SUBJECT—Application reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.
PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama nd J. J. Lewim.
For Opposition: S. Bodian for Park Dept., E. A. Duval, A. H. Richner, J. Rohrmeier and P. Steeger.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M., for statement as to new ownership, new application signed and sworn to by present owner of title.

293-52-BZ—Vol. II

APPLICANT—Latham C. Squire, for 139 East 36th Street Corporation, owner (Pack Medical Foundation, lessee).
SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with cancer and its allied diseases, using more than the area permitted.
PREMISES AFFECTED—277-279 Lexington avenue, east side, 42⅔ ft. north of East 36th street, Block 892, Lot 22, Borough of Manhattan.
APPEARANCES—
For Applicant: Latham C. Squire, Victor L. Anfuso, John P. Fox, George T. Pack and F. John Ellenbe.
For Opposition: I. William Garfield, John E. Oster, Dorothy E. Nerle, Leroy P. Ward.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A.F. and G. Realty Corp., owner.
SUBJECT—Application reopened March 29, 1955 as Vol. II.—re (decison of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a refreshment stand and the parking of patrons cars (no fee to be charged) for a term of fifteen years.
PREMISES AFFECTED—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue; 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx.
APPEARANCES—
For Applicant: Alfred A. Lama and Samuel Fine.
For Opposition: David Ross, Ira Contente, William . Ruben, Solomon Kaufman, Abraham Hershkowitz, Sarah Pollack, M. Klein, Jonah Gold, Philip Bainnson, George Locker, Joseph Goldstein, Nettie Evans, Rose Locker, Ida Lebofsky, Edna Rosen, Elsie Molen, Mary Rosen, Ben Evans, Anna Cohen, Harriett Fasack, Barouch Shrayer, G. Haidenenos, Ida Goldberg, Beatrice Gold, Minnie Ehrlich, Tillie Schiff, Sam Tolisano, Ethel Siegel, Shirley S. Goldstein, Anna Blumenfield, Bessie Rubin, Bluma Moritzky, Benjamin Scher, Adele Hammerman, Sarah Pollack, Anna Miller, Joseph R. Gonzalez, Edith Slowatek and Irwin Polon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.
SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

698-54-BZ

APPLICANT—Imre Chairman, for Salvatore S. Fazio, owner (Dallo Auto Painting lessee).
SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, for a term of ten years, the change of use of premises to motor vehicle repair shop.
PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of The Bronx.
APPEARANCES—
For Applicant: Peter S. Gluck and Louis Levitz.
For Opposition: Giuseppe Pacione, Margaret Macchio and Imre Beneder.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspecition and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under decisions of 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service

station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borought of Brooklyn.
APPEARANCES—
For Applicant: Philip Davis.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 13, 1955, at 10 A. M. for applicant to file completed plans.

975-54-BZ
APPLICANT—Siegel and Green, for Land Properties, Inc., owner.
SUBJECT—Application December 28, 1954—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.
PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.
APPEARANCES—
For Applicant: Max Siegel.
For Opposition: Enzo Gaspari, Ribello Ciofalo, John Masone, Harold W. Grubart, Max Hanok, Emil Koch, Michael Vudlo, Morton Berkman and Andrew McNally.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

1001-54-BZ
APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessary building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.
APPEARANCES—
For Applicant: Max Siegel.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for further consideration; applicant to file revised plans; hearing closed.

30-55-BZ
APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.
SUBJECT—Application January 11, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition; None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

31-55-A
APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.
SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision in conjunction with Cal. 30-55-BZ; hearing previously closed.

52-55-BZ
APPLICANT—John L. Flynn, for George C. Arcaro, owner.
SUBJECT—Application January 27, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.
PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.
APPEARANCES—
For Applicant: John J. Flynn and Fred Flynn.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

61-55-BZ
APPLICANT—R. S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).
SUBJECT—Application January 28, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service.
PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.
APPEARANCES—
For Applicant: R. S. Hardy, Joseph B. Lynch and John Desiderio.
For Opposition: David I. Levidow, Max Fruchtman, Gerald H. Murphy, Richard E. Enright, Ellen Will, Esther Lampel, Dellade Thomasis, Frank A. Hahn, Anna B. Dibich, Joseph A. McGovern, Alvina Hartz, John F. Liston, Sadie Tammero, Henry Weiss and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

62-55-A
APPLICANT—Reginald S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).
SUBJECT—Application January 28, 1955—filed pursuant to section 35, General City Law re premises located in

MINUTES

proposed widening of mapped streets—(Parsons boulevard and 20th avenue).
PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.
APPEARANCES—
For Applicant: R. S. Hardy, Joseph B. Lynch and John Desiderio.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M., for inspection and decision; hearing closed.

92-55-BZ

APPLICANT—M. Martin Elkind, for Salta Holding Corp., owner.
SUBJECT—Application February 8, 1955—(decision of the borough superintendent) under sections 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure to be used as an auto-showroom, motor vehicle repair shop, storage and sale of accessories and office for a franchised auto dealer, using more than the area permitted; and to permit the erection and maintenance of a gasoline service station; and the parking of more than five motor vehicles (patrons and employees) on unbuilt upon portion of plot.
PREMISES AFFECTED—1431-1461 86th street, north side, 240 ft. east of 14th avenue, Block 6340, Lot 52, Borough of Brooklyn.
APPEARANCES—
For Applicant: M. Martin Elkind, Severino S. Pallotta and Anthony A. Cantalupo.
Anthony A. Cantalupo.
For Opposition: Louis A. Crisano, Anthony Lupiano, Amile Roossitti, Frank Olivieri and John Liuzzi.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M., for inspection and decision; hearing closed.

133-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Borden, Hyman Herringman, Julius Blackman and William Sparago, owners.
SUBJECT—Application February 16, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3392-3406 Nostrand avenue, west side, 200 ft. north of Avenue U, Block 7334, Lot 27, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug and Samuel Borden.
For Opposition: Isaac Marks, Irwin Pakula, Samuel Horn, Gloria Drapkin, Margaret M. Laston, Raymond Anglim and Frank Cormack.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M., for inspection and decision; hearing closed.

141-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement, Inc., owner.
SUBJECT—Application February 11, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to dress manufacturing, offices and storage on first floor and offices on second floor.
PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, Block 3819, Lot 17, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Eugenia Brown.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, Board of Education.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

142-55-A

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.
SUBJECT—Application February 11, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, 2nd floor, Block 3819, Lot 17, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A.M. for inspection and decision; hearing closed.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.
PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.
APPEARANCES—
For Applicant: P. D. Concagh and C. H. Buckley, Jr.
For Opposition: J. H. Hoffman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

200-55-BZ

APPLICANT—Paul Friedman, for Pauline Schwartz and Joseph Rae, owners.
SUBJECT—Application March 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a refreshment stand and accessory parking, for a term of fifteen years.
PREMISES AFFECTED—2376 Knapp street, northwest corner of Avenue X, Block 7410, Lot 184, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: Elsie Marchese, Dominick Marchese, Margaret Every, Helen Olsen, E. Goudie and Mrs. Hedwig Jones.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed; applicant to file revised plans in meantime.

215-55-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.
SUBJECT—Application March 15, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs, storage and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1770 Gunhill road, southeast corner of Wickham avenue, Block 4498, Lot 15, Borough of The Bronx.
APPEARANCES—
For Applicant: Melvin E. Kessler and Hugh Quinn.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

218-55-BZ

APPLICANT—Charles M. Spindler, for Garden Flushing Service Station, Inc., owner.
SUBJECT—Application March 21, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, motor vehicle safety inspection station, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—152-174 Hegeman avenue, south side, from Osborn street to Thatford avenue, 622-626 Osborn street and 549-551 Thatford avenue, Block 3637, Lots 32 and 41, Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: Mrs. M. Linkel, Philip Shapiro and J. Kaptwintz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M., for inspection and decision; hearing closed.

223-55-BZ

APPLICANT—Henry Nordheim, for Antonio Scalone, owner.
SUBJECT—Application March 24, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing non storage garage.
PREMISES AFFECTED—974 Sacket avenue, south side, 381.17 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of The Bronx.
APPEARANCES—
For Applicant: Henry Nordheim.
For Opposition: Donald M. Walsh, William Hejduk, Rita Quinn and Armand Serima.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M., for inspection and decision; hearing closed; applicant to submit statement to the Board as to proposed tenant and business.

258-55-BZ

APPLICANT—Charles J. Wagner, for Sam Piazza, owner.
SUBJECT—Application April 1, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—417 Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Broooklyn.
APPEARANCES—
For Applicant: Charles J. Wagner and Joseph C. Haus.
For Opposition: Frank Samsansky, Harry Phillips, Thomas Fakin, Rabbi Solomon K. Shapiro, Mrs. Ethel Charney, Mrs. Mary De Luca, Mrs. Carmela Femiano, Louis Reid, William Wolf and F. Cohen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M., for inspection and decision; hearing closed.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.
SUBJECT—Application January 18, 1955 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories and office, and to permit the parking of more than five motor vehicles awaiting service (previously denied, a garage and gas station).
PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.
APPEARANCES—
For Applicant: Ingram S. Carner and Peter Deutsch.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was reopened as Vol. II on February 8, 1955 subject to regular procedure, to consider new proposal; and
WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for inspection and decision; hearing closed; and
WHEREAS, the district maps accompanying the zoning resolution show that the site, New Lots avenue and Livonia avenue are in a business use, C area, class 1 height district; Warwick street is in residence and business use, C area, class 1 height districts; and
WHEREAS, the decision of the borough superintendent, dated January 7, 1955 acting on N.B. Applic. 1587-54, reads:
"1. Proposed building and premises in a Business use zone, to be used for Gasoline service station, lubritorium, auto washing (non-automatic), storage, office and sales of auto accessories, Parking of more than 5 cars waiting to be serviced is contrary to Article II, P. 4(a), subsections 29 & 46 of the Zoning Resolution."
and
WHEREAS, the applicant states that the premises consist of a plot, 105 ft. 5 in. frontage by 116 ft. 9¾ in. in depth, irregular, presently vacant; that the property referred to is presently zoned as a business district, class 1 height district and a C area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a modern gasoline service station; that the proposed building, which will be finished in face brick on all street fronts, will house a lubritorium, car washing (non-automatic), office and sales of auto accessories and minor repairs with hand tools only; that it is further proposed to have curb cuts on the streets as shown on proposed conditions filed with this application; and
WHEREAS, the applicant contends that the premises are presently vacant and in an unhealthful and unsightly condition, as it is used as a dumping ground for refuse; that the premises is quite low below grade at the rear in relation to the street grades of New Lots avenue, Livonia avenue and Warwick street; that Livonia avenue is under the El station; that in the general area there are many non-conforming uses such as the gas stations in block 4311, lot 7, block 4307, lot 22, a live poultry market in block 4311, lot 1 which is directly across the street from this proposed building; that both New Lots avenue and Livonia avenue are heavily trafficked thoroughfares and there is a need for a modern, up-to-date service station of this type; that the proposed building will in no way adversely affect the neighborhood but will provide a proper improvement to the dilapidated site and will

use less of the allowable building area than is permitted; that this request is for a temporary period of years; and

WHEREAS, the applicant states that the present owner has held title to the property since November 15, 1954 and that the assessed valuation of land is $6,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee recommended that this application be granted under suitable conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received January 18, 1955", 3 sheets, *on condition* that all buildings and uses shall be removed and the premises leveled and graded substantially to the grade of the adjoining streets; that the premises shall be arranged and constructed substantially as proposed on such plans; that the accessory building shall have no cellar and in all other respects shall comply with the requirements of the Building Code; that the toilets shall be arranged so that the doors will not be contiguous; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building lines of Livonia and New Lots avenues; that curb cuts shall be restricted to two on New Lots avenue, each not over 30 feet in width and one to Warwick street and two to Livonia avenue, each not over 30 feet in width with no portion of any curb cut nearer than 5 feet to a building line as prolongated; that planting areas to the west shall be maintained with suitable planting and with 6 in. by 6 in. concrete curb protection; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that the sidewalks and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, excluding all roof and temporary signs, but permitting the erection at the intersection of Warwick street and Livonia avenue of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of either Warwick street or New Lots avenue for a distance of not over 4 feet; that under section 7i there may be motor vehicle repairing with hand tools only for minor adjustments, maintained solely within the accessory building; that the balance of the premises where not occupied by planting, accessory building and pumps shall be surfaced with concrete or asphaltic paving; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

330-42-BZ—Vol. IV

APPLICANT—Jeron Company, Inc., owner.

SUBJECT—Application May 11, 1955 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted, and to permit an exit to adjacent lot located in residence use district.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph McKee, M. Fine and G. Lazerus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on May 24, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Queens boulevard are in a business use, C area, class 1 height district; 63rd drive is in retail and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 29, 1955 acting on N.B. Applic. 2200-55, reads:

"1. Area of proposed building exceeds 75% of area of lot as permittted in a Business C district contrary to Art. IV, Sec. 13b, of the Zoning Resol.

2. Exit onto adjacent lot located in a residence use district is contrary to Art. II, Sec. 3, of the Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 86 ft. frontage by 100 ft. in depth, on which is located a parking lot, previously granted by the Board; that it is proposed to erect a one story and basement store building in a business C district covering more than the area permitted by section 13b of the zoning resolution, and so as to permit a second means of egress from the cellar on to the lot adjacent to the premises on the south, which lot is in a residential district, but is in the same ownership as the plot in question; and

WHEREAS, the applicant further states that the affected premises are situated on the south side of Queens boulevard between 63rd avenue and 63rd drive; that the plot has a frontage of 86 ft. on Queens boulevard and a depth of 100 ft.; that immediately to the south is tax lot 43, which is in the same ownership as the plot in question but is located in a residential district; and

WHEREAS, the applicant contends that by prior resolution of the Board, authority was given to use the entire plot in question, together with a portion of lot 43, for the construction and maintenance of a movie theatre; that this use, however, was thereafter abandoned by the owner and the property is now used, together with lot 43, as a parking lot pursuant to authority of the Board; that if this application is granted, the present use of the plot in question as well as of the adjacent lot 43, for parking of motor vehicles, will be entirely abandoned; that section 13b of the zoning resolution provides that no non-residential building in a business C district shall occupy at the curb level, more than 75% of the area of the lot, if an interior lot; that accordingly, the maximum coverage of the plot in question under section 13b is 75%, or 6,450 sq. ft.; that the proposed building, however, will cover 90% of the lot, or 7,740 sq. ft.; that it is to be noted that the properties adjacent on both sides of the subject plot, both east and west, cover 100% of their respective lots and are built up to their respective rear lot lines, and that neither of the walls of these adjoining buildings which face the subject plot have any windows whatever; that because of the depth of the existing building which adjoins the property on both sides, the block ventilation has already been established and will not at all be effected by permitting the construction of the building as requested; that strict enforcement of the area requirements would result in practical difficulties and unnecessary hardship and would serve no useful purpose; that on the other hand, it would result in discrimination against this particular property which would then be placed at a disadvantage in competing with the buildings which adjoin it on both sides; that if the application is granted a building will be constructed of a depth which will permit competition with adjoining properties and which will permit the use of the premises by a high type of tenancy which would not otherwise be true if the stores in question were to have a depth of only 75 ft., the maximum depth to which the building

could be constructed if the zoning resolution were strictly applied; that in addition, it is requested that the building be approved with an exit leading from the rear of the basement across the vacant lot to the south which is held in the same ownership, even though such lot is located in a residential district; that the use of the property as a means of egress for such purpose would in no way adversely affect the residential area; that the proposed building will be in conformity with the highest standards of dignity for modern structures of this type and will be of benefit to the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since October 1, 1940 and that the assessed valuation of land is $100,000; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the excess area of the building, as proposed, one story in height, as indicated on plans filed with this application marked, "May 11, 1955" (one sheet) and "Received, June 6, 1955" (3 sheets) *on condition* that the rear yard, as proposed, shall be maintained not less than 10 feet in width, and with a steel picket fence along the rear lot line with a gate to provide a second means of exit across Lot 43, proposed to remain vacant, and with a gate at the building line of Saunders street to permit exit; that this exit, shall not be used for bringing material or supplies in from Saunders street to the stores; that any steps necessary to obtain exit to Saunders street shall be provided; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that partitions for tenant's occupancies may be changed or relocated as may be necessary for the tenants of the building; that the exits from the building shall consist of a stair from each store to their portion of the cellar and the main exit from the cellar shall be available to all cellar occupants to the rear yard and thence to Saunders street as hereinbefore provided; that such Lot 43, proposed to be left vacant shall be kept clear of all rubbish and shall be used for no use other than for exit to Saunders street; that any conforming building hereafter erected on Lot 43 shall provide passage for exit from the building on Lot 31, as hereinbefore provided; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

427-55-A

APPLICANT—Jeron Company, Inc., owner.

SUBJECT—Applicantion May 13, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph McKee, M. Fine and G. Lazerus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 29, 1955, on N.B. App. 2200/55, reads:

"#3. Provide two legal means of egress from cellar. 6.1.2.2.3."

and

WHEREAS, the applicant states the premises consist of a plot 86 ft. front by 100 ft. in depth, located in a business use, C area, Class 1 height district, now vacant, upon which it is proposed to erect a one-story Class 3 constructed building 18 ft. in height, 86 ft. by 90 ft. in area, for use as follows: cellar—storage; 1st floor—stores; that the building will be provided with six stairs from cellar to store floor, one stair to be located within each store and to have wood construction, 36 in. in width, enclosed in 4 in. cinderblock partitions, equipped with ¾ hour fire-test cellar-closing doors; and one exterior concrete stair from cellar to rear yard; and

WHEREAS, the applicant contends as to Objection 3, that the basis of this objection is that the second means of egress from the cellar will lead to an adjacent lot in the same ownership located in a residence use district; and

WHEREAS, the applicant states the owner proposes to sepathe basis of this objection is that the second means of egress from the cellar will lead to an adjacent lot in the same ownership located in a residence use district; and

WHEREAS, the applicant states the owner propose to separate the two lots with a fence equipped with a gate providing access from the secondary means of egress of the proposed building across the adjacent lot located in the residence use district; and

WHEREAS, the applicant states that as a condition to the granting of this application, it will agree to permit permanent access from the rear of the proposed building across the adjacent lot in the residence district Saunders street; and

WHEREAS, the applicant contends that the secondary egress across the lot in the residence district will in no way adversely affect the residence district and will provide a completely satisfactory second means of egress for the property in question; that strict enforcement of Section 6.1.2.2.3 of the Administrative Code would result in unnecessary hardship to the owner and the variance requested would not adversely affect the general welfare of the surrounding area and should be granted in the interests of substantial justice.

Resolved, that the decision of the borough superintendent acting on Alt. App. 2200/55, Objection No. 3, be and it hereby is *modified,* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution, including the requirements for exits in the resolution adopted this day under Cal. No. 330-42-BZ, Vol. IV, shall be complied with; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the curb cuts, formerly used when this plot was used for parking, shall be restored.

595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application January 27, 1955 (decision of the borough superintendent), under sections 7d and 7e of the zoning resolution, to permit in a residence use district the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwelling units and restaurant (cabaret—no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman and Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 8, 1955 subject to regular procedure, to consider new proposal; and

MINUTES

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, at the request of the applicant; then to July 12, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Central Park south are in a residence use, B area, class 2 height district; Avenue of the Americas is in residence and retail use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 30, 1954 acting on amendment to Alt. Applic. 538-43, reads:

"A-17 Revised—

Repeat doctors' offices, commercial offices and restaurant in a residential district is contrary to Art. II Section 3 of the Zoning Resolution of the City of New York."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100.5 ft. in depth, on which is located a building 50 ft. front by 78.5 ft. in depth, 14 stories and penthouse, 150 ft. in height, erected under N.B. Applic. 227-1919; that plans were filed for approval under the requirements of the building code then in force, as an apartment hotel arranged in suites of two rooms; that on January 5, 1920 the following uses were approved under this application: cellar—storage and kitchen; 1st floor—restaurant; 2nd to 14th floors—hotel; penthouse—sun parlor; that on January 6, 1920 an amendment to the application was approved revising the arrangement of the 1st store rear (restaurant) and showing new stairs from 1st story to cellar; that on May 4, 1921 an amendment to this application was approved, showing revised plans on the following: cellar—kitchen rearranged; 1st floor—restaurant rearranged; that in 1921, certificate of occupancy No. 3516 was issued for the foregoing uses; that on June 8, 1934 certificate of occupancy No. 19676 was issued, superseding certificate of occupancy No. 3516, approving the following occupancies: cellar—storage and kitchen; 1st story—restaurant, 75 persons; 2nd to 14th story—hotel (4 suites on each floor; penthouse—restaurant accessory to hotel, 50 persons; that on June 1, 1945 P.A. 370-44 was was issued to approve the penthouse occupancy for a restaurant (cabaret, no dancing, 100 persons); that on July 7, 1950 Alt. 2161-49 was approved showing a laboratory on 1st floor in place of the restaurant, and also showing a change in cellar from kitchen to building workshop and medical laboratory in connection with laboratory on 1st floor; that the actual existing occupancy of the premises is as follows: cellar—boiler room, storage and building workshop, medical lab used in connection with lab on 1st floor; 1st floor—office of N. Y. Cardiac Home, building office, diagnostic lab, 20 persons; 2nd floor—3 non-resident doctors' offices, office of Council To Combat Blindness, 20 persons; 3rd floor—3 non-resident doctors' offices, commercial office, 20 persons; 4th floor—2 non-resident doctors' offices, commercial office, 20 persons; 5th floor—3 non-resident doctors' office and art studio, 20 persons; 6th floor—4 non-resident doctors' offices, 20 persons; 7th floor—3 non-resident doctors' offices, 20 persons; 8th floor—3 non-resident doctors' offices and commercial office, 20 persons; 9th to 13th floors, inclusive, 4 non-resident doctors' offices, 20 persons each floor; 14th floor—2 non-resident doctors' offices, 20 persons; penthouse—restaurant (cabaret, no dancing), 100 persons; that the premises is presently zoned as a residence district, a class 2 height district and a B area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to obtain a certificate of occupancy for the above named actual existing conditions; and

WHEREAS, the applicant contends that substantial and material new facts are presented in this application, differing from the application heretofore denied by the Board on July 27, 1945 under Cal. No. 595-44-BZ as follows: the application, heretofore denied, was to permit, among other uses, non-resident doctors' offices in a multiple dwelling and the present application is to permit, among other uses, non-resident doctors' offices in a building which houses no family dwelling units; that consequently whereas in the previously denied application the Board considered itself estopped from considering a variance because of the provisions of the multiple dwelling law, which the Board had no power to vary, the present application presents a state of facts to which the multiple dwelling law does not apply, thus removing the basis of the previous estoppel; that the previous application having been denied on the basis of lack of jurisdiction, the merits of the application for a zoning variance, aside from the jurisdictional question, has never been determined by the Board; that the proposed occupancy is different from the occupancy proposed in the previous application; that the building is now proposed to be used throughout as a doctors' office building with the exceptions that a medical laboratory is proposed for part of the cellar to be used in connection with the diagnostic laboratory on the 1st floor, offices for two eleemosynary institutions (the New York Cardiac Home and the Council To Combat Blindness), which are conforming uses, are proposed for parts of the 1st and 3rd floors, an art studio and three commercial offices are proposed for parts of the 3rd, 4th 5th and 8th floors and the restaurant (cabaret, no dancing) is proposed for the penthouse floor with restaurant offices on part of the 14th floor; and

WHEREAS, the applicant further contends that the proposed occupancy will not adversely affect the neighborhood and that the appearance of the building will be unchanged; that the slight increase in pedestrian and motor vehicular traffic that might be generated during doctors' office hours will be more than compensated for by the substantial decrease in pedestrian and motor vehicular traffic after office hours; that as to the penthouse restaurant and accessory office on the 14th floor, this use has been in existence pursuant to approvals of the department of housing and buildings, and the present application is intended to remove the cloud of invalidity which exists with respect thereto; that a grant of this application would be consistent with the character of the neighborhood, would enable the building to be occupied for particular uses for which it is peculiarly suitable and would have no adverse effect upon property values in the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since April 21, 1946; that the assessed valuation of land is $290,000 and of the building $335,000 making a total of $625,000; that the building was erected in 1920; and

WHEREAS, the following is the prior record before the Board and record of violation;

Cal. 595-44-BZ, Vol. I—July 27, 1945: Application denied to permit in a residence use district the maintenance of doctors' & dentists' offices in a res. bldg., some of whom do not reside on immediate premises; 30 Central Park So., s.s., 320 ft. e. of 6th Ave., Block 1274, L. 60, Manhattan. Vol. II—March 8, 1955: application reopened, subject to regular procedure, to consider new proposal.

Cal. 273-32-BZ—denied in residence district, alteration change of occupancy of part of 1st story of existing building from dwelling to business use, stores.

Housing & Bldg. Record: Viol. 8-54 dated Feb. 3, 1954: changing occupancy from residence use to business in 1st floor. apt. front east & 1st fl. rear; also from residence use to offices for doctors' & dentists who do not reside on premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty years to permit the existing building to be occupied for doctors' offices throughout, as proposed and as indicated on plans filed with this application marked, "Re-

ceived, January 27, 1955" (25 sheets) and "March 17, 1955" (one sheet) *on condition* that the exterior residential appearance shall be preserved; that there shall be no occupancy in the building for living apartments; that upon the termination of the lease for the top stories of the building, now occupied as a restaurant, under lease stated to terminate on April 20, 1956, as may be continued as a statutory tenancy under New York law, such space shall also be occupied for doctors' offices subject to a plan to be submitted to the Board; that an existing office of the building and an existing office of the New York Cardiac Home and office of Council to combat blindness, and an office and laboratory for x-ray work and other offices proposed, may be continued; and that if the restaurant on the two top floors is continued there may be a cabaret, without dancing, as previously permitted; that the building shall not be increased in height or area; that any and all signs that may exist shall be removed, except the small brass signs at the entrance at the front of the building near the door, giving the names of the occupants, except that any sign now existing on the front of the building advertising the pent house restaurant may be continued until such restaurant is removed; that any marquee on the front of the building shall be removed, and none restored; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as amended this day under Cal. No. 596-44-A; that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months of the date of this resolution.

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman and Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated December 30, 1954, on amendment to Alt. App. 538/43, reads:

> "19. Revised. Proposal to change the use of the building from hotel to doctors' offices, commercial offices and restaurant requires that an additional stairway be constructed to provide two legal means of egress for all tenants all floors as per 6.1.2.2.3.B.C., and in addition the entire building must be made to comply with all other provisions of C26-304.1 A.C.
>
> 20. Proposal to change the use of the building from hotel to doctors' offices, commercial offices and restaurant requires a floor construction safely sustaining a liveload of 50 p.s.f. for office use and 75 p.s.f. for restaurant use on penthouse floor."

and

WHEREAS, the applicant states the building is 14 stories and penthouse, 150 feet in height, 50 ft. by 78.00 ft. in area, of fireproof construction, erected in 1919 on a lot 50 feet front by 100.5 feet in depth, in a residence use, B area, Class 2 height district, used and occupied since 1934 as follows: cellar—boiler room, storage and building workshop, medical laboratory used with laboratory on 1st floor; 1st floor—offices and laboratory, 20 persons; 2nd floor—offices, 20 persons; 3d floor—offices, 20 persons; 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th and 14th floors, offices, 20 persons per floor;—penthouse—restaurant, cabaret, no dancing, 100 persons; and

WHEREAS, the applicant states the proposed used will be the same as that now actually existing in the building; and

WHEREAS, the applicant states the prior permitted use of the building was as follows: cellar—storage and kitchen; 1st floor—restaurant, 75 persons; 2nd to 14th floors—hotel; penthouse—restaurant accessory to hotel, 50 persons; and

WHEREAS, the applicant states the building is provided with approved standpipe and sprinkler systems and an approved interior fire alarm system; and

WHEREAS, the applicant states that Certificate of Occupancy 3516 has been issued for the hotel and restaurant uses and that P. A. Application 370/44 was tentatively approved for the penthouse occupancy as a restaurant for 100 persons; and under Alt. App. 316/49 approved July 7, 1950, the first floor use was changed from restaurant to laboratory and the cellar from kitchen to building workshop and medical laboratory in connection with laboratory on the first floor; and

WHEREAS, the applicant states there are four interior stairways in the building as follows: stairway No. 1 located at the front of the cellar leading to street, 6 ft. wide, fireproof construction and enclosed and equipped with fireproof, self-closing doors; stairway #2 at center of cellar leads to penthouse floor, 3 ft. 8 in. wide, fireproof construction and equipped with fireproof, self-closing doors and leading direct to street but not to roof bulkhead; stairway #3 at front of 15th (penthouse) floor leading to the 14th floor, 3 ft. 8 in. wide, fireproof constructed at the 14th floor and open at the 15th floor, equipped with fireproof, self-closing doors at 14th floor level; stairway #4 from cellar to 1st floor consists of an accommodation circular stairway of fireproof construction, fireproof enclosed, equipped with fireproof, self-closing doors; and

WHEREAS, the applicant states there are two exterior stairs from the rear of cellar and 1st floor leading to yard; and

WHEREAS, the applicant has filed with this appeal copy of Certificate of Occupancy #19676 of 1934 issued upon completion of work under N.B. App. 227/19, permitting the following use and occupancies: cellar—storage and kitchen; 1st floor—restaurant, 75 persons; 2nd to 14th stories, hotel; penthouse—restaurant accessory to hotel, 50 persons; and

WHEREAS, zoning Violation #8/54 issued February 2, 1954, was for changing the use from residence to business contrary to the zoning resolution; and

WHEREAS, the applicant states it is proposed to obtain a certificate of occupancy for the uses actually existing in the building; and

WHEREAS, applicant states it is proposed to construct a new fireproof stairway, 4 ft. wide, enclosed in fireproof partitions, equipped with fireproof, self-closing doors and leading from the penthouse floor to a proposed new bulkhead on the roof; that emergency egress from the roof will be provided via the bulkhead of adjoining building to the west at 36 Central Park South, from which egress to street can be obtained through a fireproof stairway in that building; that an easement signed by the owner of 36 Central Park South will be filed in the office of the Register of New York County; that egress from the bulkhead of building in question to adjoining building will be provided by a clear area protected by guardrails, illuminated by flood lights and identified by directional signs; and

WHEREAS, the applicant contends as to Objection 19, that the proposed occupancy is very light; that the doctors located in the buildings are chiefly specialists whose patients visit by appointment so that there are rarely more than two or three in any office; that the building was originally approved with a single stair due to its small floor area; that the actual square footage per floor is 3,921 square feet; that in addition to the main stairway there is an auxiliary stairway from the penthouse restaurant to the public hall of the 14th floor; that the applicant was informed by his architect that the required means of egress for the 100 person occupancy of the penthouse floor must be adequate for 67 persons as the building is equipped with a sprinkler system; that the main stairway is adequate for 53 persons and the auxiliary stairway if accepted would be adequate

for 20 persons, so that the exits would be adequate for an aggregate occupancy of 73 persons on the penthouse floor if the building were not sprinklered or 109 persons for the building sprinklered; that in addition to the existing means of egress, it is proposed to construct a new stairs leading to a bulkhead in the roof from the penthouse floor; that as to the adequacy of the means of egress from the lower 14 floors, the existing stairs and platforms are adequate for 49 persons per floor, so that sufficient margin of safety is provided; that the proposed occupancy will not require as much protection as the prior existing multiple dwelling occupancy, since the use of the building below the 14th floor will be practically limited to normal office hours of the doctors and eleemosynary offices and it is therefore requested that the decision of the borough superintendent be modified so as to permit the stairways as proposed in lieu of strict compliance with the law; and

WHEREAS, the applicant contends as to compliance with Section C26-304.1 of the Administrative Code that except as to the means of egress, the proposed conditions are in substantial compliance with such conditions as all hallways and floor landings are protected with a sprinkler system, the stairs are 44 in. wide, provided with a handrail and an additional handrail will be installed if required; that the proposed occupancy is less in need of protection than the heretofore approved occupancy and it is therefore requested that the requirement for the second handrail be waived; that the lighting of hallways leading to exits and stairs is an independent circuit taken off the main line ahead of the general light and power circuits; that additional exits and directional signs will be provided; that a closed circuit fire alarm system has been installed and that it is proposed to provide a bulkhead and skylight as required by the Code; and

WHEREAS, the applicant contends as to Objection 20 relating to floor loads that the 40 lbs. allowable liveload referred to in the existing certificate of occupancy is based on the former fiber stresses in the Code and could now be computed to 50 lbs. per sq. ft. on the basis of present day allowable fiber stresses; that the proposed use of each floor will impose no greater concentration of load than the heretofore approved use and it is therefore requested the Board permit the existing designed liveload capacity to remain, on condition that the building be occupied as proposed and without and increase of concentrated loads; and

WHEREAS, the owner was fined in Magistrate's Court October 1, 1947, on charge of violation of the Administrative Code; and

WHEREAS, the prior record is stated in the statement published under 595-40-BZ—Vol. II; and

WHEREAS, the building is at present classified as a Class A multiple dwelling.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. App. 538/43, Objections 19 and 20, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that a second means of exit from the top stories shall be provided as proposed by means of a doorway leading to the roof of the adjoining premises, under the same control, to the west, connecting with the roof stairway of such building leading by enclosed stairway direct to street, as shown on plans filed with this appeal marked, "Received, January 27, 1955" (19 sheets) and "March 17, 1955" (one sheet) under a duly recorded instrument as proposed; as to Objection No. 20, in view of the permissive use, as expressed in the resolution adopted this day under Cal. No. 595-44-BZ, Vol. II, the existing live loads of the various floors may be continued; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified under resolution adopted this day under Cal. No. 595-44-BZ, Vol. II; that the building shall not be increased in height or area; that the sprinkler system shall be continued.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application December 17, 1954 (decision of the borough superintendent), under sections 7a, 7i, 7h and 7A of the zoning resolution, to permit in the retail use district portion of plot, the erection and maintenance of a motor vehicle repair shop in conjunction with used car lot (previously granted by the Board—never built), and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 18, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Evergreen avenue are in residence and retail use, D area, class 1 height districts; Bruckner boulevard is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 24, 1954 acting on N.B. Applic. 1325-54, and superseded by amendment dated April 15, 1955, reads:

"1. In a Residence and Retail Use District the proposed Motor Vehicle Repair Shop and Parking and Storage of Motor Vehicles is contrary to Sections 3 and 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 90 ft. frontage by 146.39 ft. in depth, irregular, on which is located, in the retail use portion of plot, a used car sales lot for which certificate of occupancy No. 12333-53 has been filed; that from 1916 to April 25, 1945 the site was in a business district and on April 26, 1945 it was changed to a residence use district until June 8, 1951, and on June 9, 1951 it was again changed to a retail district; that the height district existed as a 1½ from 1916 to April 25, 1945 and on April 26, 1945 it was changed to class 1 height district; that the area district was B from 1916 to April 25, 1945 and on April 26, 1945 it was changed to D area district; that it is proposed to erect a structure 30 ft. by 40 ft., one story, 13 ft. in height, of class 3 construction, to be used as a motor vehicle repair shop in conjunction with existing used car sales lot, and to permit the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that on March 24, 1953 the Board approved a variance permitting the erection of a motor vehicle repair shop on this site as it was then shaped; that when the easterly portion of the site was sold the shop could not then be erected thereon and the application was withdrawn under Cal. 304-52-BZ on June 15, 1954; that on October 28, 1954 a reopening was requested for the reason that the owner wished to construct the building on his remaining land; that he desires this building merely to recondition cars taken in trade for used cars, a trade he now conducts on the site under certificate of occupancy No. 12333 dated May 5, 1953; that in addition, the owner desires to use the rear portion of the site for the parking and storage of motor vehicles; that this 46.39 ft. by 100 ft. area is in a residence district; that neighbors persist in storing their cars on vacant part of the site for the reason that cars on Evergreen avenue are parked bumper to bumper and so those

who cannot find space on the street violate the law by jumping the curb and park on the owner's land at night when he is not there to keep them off; that he has warned several, explaining that he has no permit to allow parking, but they still park there; that in order to legalize parking and avoid a summons for illegal occupancy, a variation for this use is also requested; and

WHEREAS, the applicant states that the present owner has held title to the property since October 11, 1951; that the assessed valuation of land is $18,000 and of the building $500 making a total of $18,500; that the building was erected in 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under conditions that will protect the adjoining owners on the side street; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i, to permit the construction and maintenance of a building, as proposed, for motor vehicle repairing, of the size and location indicated on plans filed with this application, marked "Received December 17, 1954", 3 sheets, *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows opening on the east or north walls; that the repairing done shall not be of the heavy collision type; that there may be an acetylene torch but no forge or anvil on the premises; and under section 7h, to permit for a term of five years, the use of the portion of the premises in the residence district, where shown, for the parking of cars of the pleasure car type only, provided such parking area has on all sides a chain link fence of the anchor post type not less than 5 ft. 6 in. in height with no openings therein except to the lot; that all access to the repair shop and the parking shall be solely from Bruckner boulevard, where a curb cut may be permitted toward the east not over 15 ft. in width; that the parking area shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that any signs advertising the parking use shall be maintained on the fence reading toward Bruckner boulevard, advertising only the rates charged, the use and such other information as may be required by the commissioner of licenses; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application June 24, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district the addition of parking of employees' cars, no fee to be charged, to existing storage of steel materials (previously granted by the Board).

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ingraham S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 13, 1954 subject to regular procedure, to consider an additional use; and

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 13th street is in residence and manufacturing use, B area, class 1½ height districts; 37th avenue is in residence and unrestricted use, B area, class 1½ height districts; and

WHERAS, the decision of the borough superintendent, dated June 21, 1954 acting on Alt. Applic. 878-53, reads:

"1. The proposed off street parking of employees' cars is contrary to Art. 2 Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75.06 ft. frontage by 100.10 ft. in depth, on which is located a metal shed and storage yard for steel materials; that until August 15, 1949 this property was zoned as unrestricted use and at which time it was changed to its present use designation; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that the property is presently improved with a small metal, one story shed and a woven wire fence along the 13th street frontage and also the rear lot line; that the owners have been in possession of this parcel since 1928; that it was purchased for their own use, to be used in conjunction with their present factory located across 13th street in block 351, lot 13, 36-02 to 36-20 13th street; and

WHEREAS, the applicant contends that the owner has been in business for more than 125 years and that the subject property was purchased to allow for future expansion as it became necessary; that under Cal. 350-53-BZ, Vol. I, the Board permitted the owner to pave this property, install a 7 ft. high woven wire fence along the perimeter of the property and use this enclosed area as a storage yard for steel materials; that these steel materials are presently stored on the property; that there has been no substantial change to area since pictures were taken; that it is proposed to allow off-street parking for employees' cars, with no fees to be charged, in conjunction with the factory across the street and the prior approved uses granted by the Board; that the previous unrestricted zoning of this area has for the most part established the character of the neighborhood and as such this proposed use will in no way adversely affect the area; that in view of the fact that this storage yard and parking is sorely required in order to allow the owner to provide a more feasible and efficient method of plant operation, and in view of the fact that the request for this variance to permit the said storage yard and parking is but for a temporary period of years, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since January 4, 1928 and that the assessed valuation of land is $3,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1953 under Volume I, by adding thereto:

"that in the event the owner desires to occupy the premises for parking of employees cars, no fee to be charged, such additional use may be permitted under Section 7h for a similar term as hereinbefore permitted for the storage of material; that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months from the date of this amended resolution."

737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Holding Corp., owner.

MINUTES

SUBJECT—Application February 25, 1955 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension of existing structure, using more than the area permitted (previously granted by the Board, change of occupancy from non-storage garage and motor vehicle repair shop, to manufacturing use and storage of incombustible materials in open area).

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 22, 1955 subject to regular procedure, to consider construction of additional building and change of occupancy; and

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Dahlia avenue are in a residence use, D area, class 1 height district; Main street is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1955 acting on Alt. Applic. 1641-53, reads:

"1. Proposed enclosure of open storage yard previously approved by Bd. of Standards and Appeals Cal. #737-53-BZ is contrary to Board decision and must be returned to Board for determination.

2. Area of proposed building is in excess of 55% of area of lot permitted in a D zone. Art. IV, Sec. 14 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 211.35 ft. frontage by 100 ft. in depth, on which is located a one story masonry building, approximately 5,500 sq.ft., erected under N.B. 517-47 and legally occupied under certificate of occupancy No. Q53117, which calls for a non-storage garage for more than five motor vehicles and motor vehicle repair shop and storage of building material in open area; that this use was allowed as the premises was then zoned as unrestricted use district; that as of July 25, 1916 the property in question was unrestricted; that the present use designation became effective on March 27, 1947; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to eliminate the objectionable open storage area by building an enclosed fireproof extension to the present building, which will be used for storage and unloading; that this fireproof extension will have no openings at the rear and will protect the residences to the rear; and

WHEREAS, the applicant contends that at the time of the erection of this building, it was to be used to repair truck bodies and all other types of equipment and the premises have been devoted to these allowable unrestricted zone uses except that the use of the premises was tentatively changed to manufacturing, storage, office, etc., as was granted by the Board under Cal. No. 737-53-BZ, Vol. I; that there has been no substantial changes in the area since the last photographs were submitted with Vol. I; that the adjacent parcel in block 5125, Lot 15, is now being used as a carton factory using 100% coverage and to the east of this parcel is a non-conforming gas station; that in block 5140 there are other non-conforming uses; that in view of the fact that this proposed extension will in no way adversely affect the area but will help the neighborhood by eliminating an unrestricted use to one more in keeping with a higher zoning level, and since the use is now for open storage and unloading and this application is to enclose same, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since December 19, 1947; that the assessed valuation of land is $15,800 and of the building $23,200 making a total of $49,000; that the building was erected 1949; and

WHEREAS, the area computations are:

Area of lot	20,576 sq.ft.
Area permitted	11,036 sq.ft.
Area proposed	15,776 sq.ft.
Area of loading space	4,488 sq.ft.
Area in excess	250 sq.ft.

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the applicant has now filed consents from most of the owners whose premises are fronting on Cherry street and abutting these premises in the rear.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 30, 1954, by adding thereto:

"that in the event the owner desires to discontinue the open storage yard and the former use of the premises and to maintain the existing building as proposed to be occupied by Melville Electronics Company and to construct an additional building for occupancy by the same Company of the size and location as now proposed and as indicated on plans filed with this application marked, "Received, February 25, 1955" (4 sheets) and "May 5, 1955" (one sheet) and "May 12, 1955" (one sheet), such an extension of use of the building may be permitted under Section 7c and under Section 21 as to extension of area coverage, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows opening on the rear lot line; that the front portion of the property proposed for parking may be so used for cars belonging to the employees of the premises provided that such space is properly paved as proposed; that curb cuts shall be limited to the two present and one new curb cuts as shown on such plans; that there shall be no roof signs; that signs advertising the use of the premises shall be such as would be permitted if the premises were in a local retail district; that the previous use of the premises shall be entirely removed; that along the building line of Dahlia avenue there shall be constructed where proposed a woven wire fence of the chain link type with no openings therein except opposite the curb cuts, as permitted hereinbefore; that such openings shall be fitted with gates that shall remain closed when the premises are not in use; and that all permits shall be obtained including an new Certificate of Occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner, Woodcrest Wood and Metal Cabinet Co., lessee.

SUBJECT—Application November 23, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a business use district the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets without power driven saws.

PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: Amedeo J. Forzano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for inspection and decision; hearing closed; and
WHEREAS, the district maps accompanying the zoning resolution show that the site, McDonald avenue and Avenue U are in a business use, D area, class 1 height district; and
WHEREAS, the decision of the borough superintendent, dated November 12, 1954 acting on Alt. Applic. 3423-54, reads:

"1. Proposed change of occupancy from office and carpenters shop and the assembly of kitchen cabinets to office and carpenter shop for the making and assembly of wood and metal cabinets, using power saw and tools and to occupy the vacant space located in the rear of bldg. for the storage of lumber, violates Art. 2, Sect. 4a 31 of the zone resolutions, as these premises are located within a business use district."

and
WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 75 ft. in depth, on which is located a one story building, 39 ft. 2 in. front on McDonald avenue by 39 ft. 8 in. in depth, 17 ft. in height, of class 3 construction, erected in 1949 and used and occupied at that time in accordance with certificate of occupancy No. 124320, issued August 31, 1949, as follows: part (cellar), ordinary; 1st floor—office and storage of building materials and garage for two motor vehicles; open area in rear used for storage of building materials—no lumber to be stored in open spaces; that the present owner purchased the premises in 1950 and obtained certificate of occupancy No. 136401 on August 19, 1953, which permits the use of the premises as follows: cellar—boiler room; 1st floor—office and carpenter shop for the assembly of kitchen cabinets; no power driven saws on the premises; that violation No. 242-54 was issued August 3, 1954 for using the building and premises unlawfully by having power saws and sanders and also storing lumber in the rear yard; and
WHEREAS, the applicant further states that there have been no changes in use district designation since the passage of the zoning resolution; and
WHEREAS, the applicant contends that the present owner purchased the premises without being aware of the nuances of the zoning resolution and with the intention of conducting his business of cabinet making; that modern decorating trend in kitchens necessitated a change in business operations and power driven saws and sanders; that the business operation is conducted principally as a neighborhood service; that the building is a new, small one, being 40 ft. front by 39 ft. 8 in. in depth; that about one half the area is devoted to an office and display area for retail sales and the balance is used as a carpenter's shop for the manufacturing and assembly of wood and metal cabinets; that there is a rear yard enclosed by an 8 in. cinder block wall along the rear and side lot lines, being 7 ft. in height; that the yard is used for the storage of lumber used in the manufacture of the wood cabinets; that there is only occasional use of the yard for this purpose and only a small amount of lumber is stored; that there is no sale of lumber whatsoever and all of the lumber is used for the business; that the premises fronts on McDonald avenue along which there is the elevated line of the Independent subway system; that the affected area is only poorly developed; that there are no openings along the rear and side lot lines and there is no undue noise; and
WHEREAS, the applicant states that the present owner has held title to the property since March 8, 1950; that the assessed valuation of land is $1,800 and of the building $7,200 making a total of $9,000; that the building was erected in 1949; and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and
WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.
Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten (10) years, to permit within the existing building the proposed use as a cabinet shop and storage of material with the existing machine tools now maintained, as proposed and as indicated on plans filed with this application, marked "Received November 23, 1954", 5 sheets, "April 29, 1955", 1 sheet, *on condition* that the building shall not be increased in height or area; that in all other respects the building, occupancy and use shall comply with all laws, rules and regulations applicable thereto; that there shall be erected and maintained on the rear and side lot lines beyond the building a wall of cement block not less than 5 ft. 6 in. in height; that the yard shall be suitably leveled and surfaced; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that the requirements of the Labor Law as to a cyclone system shall be maintained if and as required; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

917-54-BZ
APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.
SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.
PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on May 17, 1955, after due notice by publication in the Bulletin; and laid over to June 7, 1955, for inspection and decision; hearing closed; then to June 14, 1955, as to possible change in zoning from business to retail; then to July 12, 1955, for applicant to submit decision of the borough superintendent and for two publications in the Bulletin; and
WHEREAS, the district maps accompanying the zoning resolution show that the site and Southern boulevard are in residence and business use, B area and Class 1¼ height districts; East 187th street is in business use, B area and Class 1¼ height districts; and
WHEREAS, the decision of the borough superintendent, dated December 3, 1954, acting on N.B. Applic. 921-54 reads:

"1. In a residence and business use district the proposed Gasoline Service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles is contrary to Sections 3 and 4 of the Zoning Res.

2. The use of a curb cut located partly in a residence use district in conjunction with a gasoline service station is contrary to Sect. 3 of the Zon. Res."

and

WHEREAS, the applicant states the premises consist of a plot 126.49 ft. front by 95.20 ft. in depth, irregular, on which is located a gasoline service station consisting of five 550 gallon approved type buried gasoline tanks, four approved type gasoline pumps and four metal buildings one story in height used as follows:

Building A—10'8" x 14'-8" used as office
" B—24'-0" x 26'-0" used as lubritorium and minor auto repairs
" C—Two 2-car garage
" D—Ten 1-car garages

that the Fire Department records show under Alt. #1508/22 a permit was issued to install two 550 gallon gasoline tanks on a plot 100 ft. by 120 ft.; that in 1925 Alt. #1508/22 was amended to add four 550 gallon gas tanks and Fire Dept. permit #118198 issued for four 550 gallon tanks on March 19, 1925; that under Alt. #2356/27 three 550 gallon tanks were added; that the Department of Housing and Buildings records show that in 1922 under Alt. #3342/22 permit was granted to erect a 1-story stucco building 14 ft. by 14 ft. and Certificate #2253 was issued on November 3, 1924 for use as gasoline service station; that in 1937 under N.B. 520/37 permit was granted to erect a one-story metal building 24 ft. by 26 ft. and Certificate of Occupancy #541/37 was issued on December 16, 1937 for use of Gasoline Station and Grease Pits on a plot having a frontage of 126.49 ft. on Southern boulevard and 95.70 ft. on East 187th street; and the existing metal garages were erected under N.B. 136/28 and Certificate of Occupancy #86/30 issued Jan. 23, 1930; and

WHEREAS, the applicant states the use district maps show the premises to be in a Class B area district and a Class 1¼ height district; that part of the premises within 100 ft. of East 187th street is in a business use district and the balance in a residence use district; and that it is proposed to demolish all existing structures and rebuild the new legal existing gasoline service station; that the proposed accessory building will be one story, Class 3 construction with a frontage of 44 ft. and a depth of 27 ft. 8 in. and contain the conjunctive uses to a gasoline station, lubritorium, minor auto repairs, car washing, store, men and women's toilets and a utility room; that it is also proposed to add five 550 gallon approved type gasoline tanks, making a total of ten tanks and to relocate the gasoline pumps to 15 ft. behind the building line, rearrange the curb cuts so as to have two 30 ft. wide cuts on East 187th street and two on Southern boulevard, one 30 ft. in width and one 33 ft. in width; that the entire plot will be concrete paved and a 5 ft. 6 in. high woven wire fence erected on that part of the southerly and westerly lot lines not adjoined by buildings; that the open portion of site will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends Southern boulevard is a main auto lane and as such the proposal is entirely in keeping at this point as is proven by the continuous operation of the present service station since its inception in 1922; that the removal of present buildings and their replacement by a new modern building will improve the appearance of the entire community; that the setting of proposed building 10 ft. from the southerly lot line will provide more light and ventilation for the adjoining six-story apartment, than if set directly on the lot line, which would be permissible; and therefore in view of the foregoing and as the proposed rebuilt gasoline service station will render a more efficient service to the community and as the public safety and general welfare will be improved, it is respectfully requested that this application be granted; and

WHEREAS, applicant states the present owner has held title to the property since January 17, 1932; that the assessed valuation of land is $4000. and of the buildings, $8000., making a total of $12,000; and that the buildings were erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction, rearrangement and extension of the lawfully existing gasoline station, substantially as proposed and indicated on plans filed with this application, marked "Received December 6, 1954," 5 sheets, *on condition* that all buildings and uses shall be removed from the premises and the premises arranged as indicated on such plans; that there shall be no cellar in the accessory building, which shall be faced with face brick and shall be in accordance with the requirements of the Building Code and arranged as shown, except that the toilet rooms shall not have contiguous doors; that pumps shall be of an approved low type, erected where shown, not nearer than 15 feet to a street building line; that entrances to the premises shall be limited to the four shown on such plans, each not over 30 feet in width with no part of any curb cut nearer than 5 feet to a lot as prolongated; that the number of gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that the sidewalk and paving surrounding the site shall be restored or reconstructed to the satisfaction of the borough president; that there shall be erected on the southerly lot line a masonry wall not less than 5 ft. 6 in. in height; that along the westerly lot line from the building on adjoining lot 61 to the rear there shall be erected a similar wall; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the accessory building, excluding all temporary signs and roof signs, but permitting the erection within the building line at the intersection of a post standard for supporting a sign, advertising only the brand of gasoline on sale, which sign may by illuminated and extend beyond the building line for a distinct or not over 4 feet; that under section 7i there may be repairing of motor vehicles with hand tools only, maintained solely within the accessory building; and under section 7c, there may be parking of cars awaiting service, provided such cars are so parked as not to interfere with the servicing of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.

SUBJECT—Application December 27, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing public garage for more than five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles, gasoline service station and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cropsey avenue, Bay 19th street and 18th avenue are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 20, 1954 acting on Alt. Applic. 2566-54, and superseded by Alt. Applic. 2566-54 dated May 5, 1955, reads:

> "1. The reconstruction and reduction of area in use of an existing public garage and the change of its use to public garage for more than five (5) motor vehicles and motor vehicle repair shop, office, parts department and locker room and the reconstruction and enlargement of area in use of an existing gasoline selling station and the change of its use to gasoline selling station, office, utility room, lubritorium and laundry, in a business use district, are contrary to Art. II, Section 4 (a), (15), (29) and (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 156 ft. 4 in. frontage by 100 ft. 1½ in. in depth, irregular, on which is located a one story, 13 ft. high masonry building of class 3 construction, irregular in shape, having a frontage of 156 ft. 4 in. on Cropsey avenue and 100 ft. to 100 ft. 1½ in. in depth, crected under N.B. Applic. 3697-19 for a public garage under certificate of occupancy No. 4854 and altered under Alt. Applic. 13532-27 for public garage and gasoline service station under certificate of occupancy No. 48293; that as of July 25, 1916 the property was zoned as unrestricted use, D area and class 1 height district and on July 29, 1940 the property was changed from an unrestricted use to business use; that there is no petition pending before the City planning commission to change the use, height or area district designations affecting this plot; that it is proposed to alter the existing building by removing the entire front wall along Cropsey avenue and constructing a new masonry wall approximately 27 ft. north from the Cropsey avenue building linc and extending the existing gas station across the entire Cropsey avenue frontage; that it is further proposed to erect interior partitions, creating enclosed lubritorium, office, toilets and stockroom; that the balance of the building is proposed to be used for a garage for more than five motor vehicles and motor vehicle repair shop; and

WHEREAS, the applicant contends that the premises have been owned by the present owner since March 5, 1945; that there has been a decrease in the demand for garage facilities, and an increase in the demand for modern gas selling station facilities in this area; that the present alcove-type gas station is inadequate for proper servicing of patrons' cars and the small area, lacking adequate reserve space, causes cars to extend beyond the building line while awaiting service; that a grant of this application would not adversely affcct the neighborhood as the proposed use would be a mere rearrangement of the existing non-conforming uses, decreasing the area of use of one and increasing to that extent the area of use of the other; that the proposed motor vehicle repair shop to be located within the public garage is merely a continuation of a use which has always been permitted to be maintained incident to garage use; that the existing area of coverage does not conform with the present-day requirements for a D area district whereas the proposed area of coverage will conform to present-day requirements for a D area district; and

WHEREAS, the applicant states that the present owner has held title to the property since March 5, 1945; that the assessed valuation of land is $26,500 and of the building $31,500 making a total of $58,000; that the building was erected in 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction and rearrangement of the lawfully existing garage, substantially as proposed and as indicated on plans filed with this application, marked "Received April 20, 1955", 5 sheets, and to permit the arrangement of equipment as shown, *on condition* that all gasoline pumps shall be of a low approved type, erected not nearer than 15 feet to any street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that if any existing tanks are to be used, they shall be retested by the fire commissioner as to safe condition; that the gasoline selling area shall be paved with concrete or asphaltic paving; that in addition to existing curb cuts on 18th avenue and Bay 19th street for entrance or exit to the garage portion, there may be three curb cuts to Cropsey avenue, one on Bay 19th and one on 18th avenue, each not over 30 feet in width; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the gasoline pumps, excluding all roof and temporary signs, but permitting the erection of two posts standards, one at either intersection as shown, each for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, which signs may extend beyond the building line for a distance of not over 4 feet; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the garage portion of the premises shall continue as proposed and may also be occupied for motor vehicle repairing under section 7i for adjustments with hand tools only; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application January 21, 1955 (decision of the borough superintendent), under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Edith Cipis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hinckley place are in residence and business use, C area, class 1 height district; Coney Island avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 12, 1955 acting on N.B. Applic. 1593-54, reads:

"1. Proposed gasoline service station, lubritorium, non-automatic auto washing, motor vehicle testing and light repairs with hand tools only, office and sale of auto accessories on a plot located partly in a business and partly in a residence use district is contrary to Art. II sect. 3 and sect. 4(a) (29) and (46) of the Zoning resolution.

2. Proposed show windows within 75 feet of residence zone in a transition from a Business to a Residence zone is contrary to Art. II Sec. 7(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 3 in. frontage by 97 ft. 10-⅞ in. in depth, irregular, presently used for the sale and display of used cars, for which no approval has even been obtained from the department of housing and buildings; that the portion of the property within 100 ft. of Coney Island avenue is in a business use, class 1¼ height district; that the small, interior, triangular remainder is in a residence use, class 1 height district; that all of the subject premises is in a C area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a gasoline service station with accessory uses; and

WHEREAS, the applicant further states that the records of the department of licenses show that on July 26, 1940, second hand dealer license No. 37558 was issued for premises 540 Coney Island avenue; that at the time this first license was issued it did not require an approval from the department of housing and buildings but merely ascertained whether the use was a permissible one in the zone in which the property was located; that subsequent licenses were issued annually, the present one being No. 120-1954 issued January 29, 1954 to expire January 31, 1955; that it is now necessary to get approval from the department of housing and buildings and that the license will not be renewed this year without said approval; that the present owner purchased the property from the City of New York on a tax lien foreclosure; that the property was being used at that time as a used car lot; that no landlord-tenant relationship exists between the owner and the used car dealer and no rent has been collected by the owner for said use of the subject premises; that it is expected that the occupant will vacate the premises at the expiration of the present license on January 31, 1955; and

WHEREAS, the applicant contends that there is no economic demand for the development of the subject premises with a conforming use as the area is well developed with stores which serve the needs of the neighborhood; that there is no demand for the development of the premises for residential purposes because the property is situated on a heavily trafficked street and because of the character of development of premises in the immediate neighborhood, such as in block 5113, lot 24—gas station; block 5114, lot 1, gas station and lot 32, motor vehicle repair shop; block 5141, lot 23, gas station; block 5341, lot 24, motor vehicle repair shop; block 5342, lot 10, sale and display of used cars, lot 17, motor vehicle repair shop and lot 23 gas station; block 5361, lot 14, garage; that there is an economic demand for the use of the subject premises as a gas station because it is located on a heavily trafficked street; that a grant of this application would not adversely affect the neighborhood as the proposed use would be in conformity with the character of the uses established at the other three corners of this intersection, which are devoted to gasoline service station uses; that the proposed structure would provide more light and air to adjoining properties, as it would occupy less area and bulk than a conforming use structure; that the structure would be limited to one story, 17 ft. 2 in. in height and would occupy approximately 20.6% of the area of the plot; that the small, interior, triangular portion of the premises which is located in the residence use district portion, will be used only for grass and shrubs and for the proposed fence; that the proposed show windows within 75 ft. from the residence use district are small, unobtrusive and set back approximately 27 ft. from the Hinckley place building line with a landscaped area and fence serving as an effective buffer between them and the residence use district; that the proposed curb cut and entrance and exit on Hinckley place are not within 75 ft. of the residence use district and no variance under section 7A is required with respect thereto; that the proposed use of motor vehicle testing and light repairs with hand tools only will benefit the community, as it is proposed to obtain a license from the New York State bureau of motor vehicles as an official inspection station; that these inspections will begin on May 1, 1955 and the inclusion of these facilities will promote the public safety; and

WHEREAS, the applicant states that the present owner has held title to the property since July 13, 1954; that the assessed valuation of land is $17,000 and of the building $1,500 making a total of $18,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7A and 7, Subdivisions f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received January 21, 1955", 5 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises graded to the grade of the abutting streets; that the accessory buildings shall be located where proposed and comply with the requirements of the Building Code and shall have no cellar; that the building shall be faced with face brick; that there shall be no openings in the rear except those filled with glass blocks as approved for exterior walls; that the gasoline pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Coney Island avenue, as shown; that on the interior lot lines where shown there shall be erected a masonry fence, not less than 5 ft. 6 in. in height and a similar wall continued along the street building line of Hinckley place for a distance of approximately 60 feet, except that such wall may have a masonry base to a height of 3 feet with steel pickets above to a total height of not less than 5 ft. 6 in.; that such wall shall have a substantial terminating post; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to two to Coney Island avenue, each 30 feet in width and one to Hinckley place within the first 25 feet, such curb cut to be not over 20 feet in width and no portion of any curb cut nearer than 5 feet to any street building line as prolongated; that planting shall be maintained along the westerly and northerly lot lines, where shown, with suitable planting material protected by a 6 in. by 6 in. concrete curbing; that the balance of the premises shall be paved with concrete or asphaltic paving; that the sidewalks abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that under Section 7A, the proposed show windows in the accessory building may be maintained; that under section 7i there may be motor vehicle repairing for minor adjustments with hand tools only, maintained solely within the accessory building; that the gasoline station portion of the site shall be maintained entirely within the business district except that the walls as herein required may be on the lot lines and such portion in the residence district is hereby granted under section 7e for a similar term; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, which sign may not extend beyond the building line for a distance of not

over 4 feet; that such sign shall be maintained at right angles to Coney Island avenue; that such fire fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs by permitting the existing retail sales, storage of lumber, trim and building materials in building and yard, and to permit the use of one 8 in. table saw and one 24 in. band saw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; then to July 12, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 161st street is in a residence use, C area, class 1 height district; 45th avenue is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 14, 1955 acting on Alt. Applic. 2931-54, reads:

"1. The change of use from battery and ignition service and upholstery repair to retail sales and storage of lumber, trim, and building materials in building and yard and millwork to include one 8" table saw and one 24" band saw in a residence zone is contrary to Art. II Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100.01 ft. in depth, on which is located a one story building of class 3 construction, having a frontage of 100 ft. and a depth of 20 ft.; that the building was legalized under correspondence No. 4697, and certificate of occupancy No. 2739 was issued January 10, 1938 for use at battery and ignition service and upholstery repair; that the premises are now being used for retail sales and storage of lumber, trim and building materials in building and yard, and millwork including one 8 in. table saw and one 24 in. band saw in the building; that as of July 25, 1916 the premises were in a business use district and received its present use designation on September 18, 1947; that it is proposed to secure a variance for a period of fifteen years in order to maintain the present uses of retail sales and storage of lumber, trim and building materials in the building and yard, and millwork including one 8 in. table saw and one 24 in. band saw in the building; and

WHEREAS, the applicant contends that inasmuch as the premises now have a legal use of battery and ignition service and upholstery repair, maintenance of present uses that were established in 1945 will not affect the residential aspect of the area any more than its past use since 1938; that the premises are adjoined on the east by a one story brick store and a two story brick store and dwelling; that there is a non-conforming use of laundry in block 5419, lot 75; that 45th avenue between 161st and 162nd streets is now developed with stores, and a laundry removes the residential aspect of this block front and precludes the use of this site for residential purposes; that there will be no openings in the rear wall of the building so that noises will be eliminated; that the premises have been in the same ownership since 1945 and as the zone became residential in 1947, the owner could have legalized the use of retail sales and storage of lumber, trim and building materials in the building at the time he installed said use in 1945; and

WHEREAS, the applicant states that the present owner has held title to the property since August 1, 1945; that the assessed valuation of land is $5,800 and of the building 1,000 making a total of $6,800; that the building was erected in 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of two years to permit the existing garage to be occupied as proposed and as indicated on plans filed with this application marked, "Received, February 1, 1955" (3 sheets), *on condition* that there shall be no manufacturing, except in one section toward 161st street; that within such section machine tools for woodworking shall not exceed the band saw and the bench saw, as shown; that the other sections of the previously constructed garage shall be used only for the storage of building materials, as proposed; that no other use of the vacant portion of the lot shall be made; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months of the date of this amended resolution.

168-55-BZ

APPLICANT—Noah Sherman, for Frederick W. I. Lundy, owner, Peter Pan Playland Corp., lessee.

SUBJECT—Application March 2, 1955 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district, to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a period of ten years.

PREMISES AFFECTED—2601-2629 Emmons avenue, north side, from East 26th street to East 27th street, Block 7499, Lots 40 and 80, Borough of Brooklyn.

APPEARANCES—

For Applicant: Noah N. Sherman and Ralph Rosa.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 26th street and East 27th street are in residence and retail use, D area, class 1 height districts; Emmons avenue is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1955 acting on Alt. Applic. 2855-54, reads:

"1. Parking lot located within a residence district was granted for patrons of restaurant under Alt. 5075/46

& C.O. 118077, the use as now proposed & extended for the parking of patrons of a kiddie playland is contrary to original approval & contrary to Art. 2 Sect. 3 of the zone resolutions.

2. Proposed curb cuts for the above is contrary to Art. 2 Sect. 3 of zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 246 ft. 9⅜ in. frontage by 336 ft. 6-½ in. in depth, irregular, on which is located a kiddie playland in retail use portion of plot; that it is proposed to permit the parking of patrons' cars in residence use portion of plot, with curb cuts in residence use portion; and

WHEREAS, the applicant states that the entire property was originally owned and operated by Tappens Estate corportion from 1897 until March 18, 1948 and then acquired by Frederick W. I. Lundy on March 18, 1948, the present owner of the entire block property; that on or about April 23, 1954 the Peter Pan Playland, Inc., leased the entire block property from the owner with the exception of a small strip of land approximately 53 ft. frontage on Emmons avenue and approximately 214 ft. deep on East 26th street, for a period of five years; that this small strip of land was negotiated for several months and was finally included with a revision of the original lease to extend the length of lease period for ten years and a considerable increase in rental for the entire property; that the lease was finally revised on or about September 15, 1954; that Peter Pan Playland leased the entire property for use as a kiddie park playland and rides for children in the retail use district portion of the property and the balance of the property in the residence use district for parking of more than 5 motor vehicles for patrons of the kiddie park, assuming to continue the use of the parking lot as originally granted and approved per certificate of occupancy No. 118077 dated July 25, 1947; that the kiddie park playland and seven kiddie rides were approved by the department of housing and buildings on April and May of 1954 and certificates of occupancy Nos. 140273 to 140281 inclusive were granted for said uses on July 28, 1954; that the use district of Emmons avenue for 100 ft. in depth north of Emmons avenue was designated as business use from date of start of zoning in 1916 and was changed to retail use on April 8, 1954; that the use district for the balance of the block property beginning 100 ft. north of Emmons avenue has always been residence, to the present date; and

WHEREAS, the applicant contends that the portion of the property involved in this appeal was continuously used as a parking lot in conjunction with restaurant and hotel (bar) prior to 1916 and until fire destroyed Tappens restaurant and hotel on May 5, 1950; that the entire premises originally used and operated by Tappens Estate corporation since the erection of Tappens hotel and restaurant in 1897, to date of affidavits signed by George Cole Stephen, president of Tappens, dated April 7, 1947, stated that it was the custom of patrons of the hotel to park automobiles in the sheds and on the unbuilt portion of the whole premises to time of date of said affidavit; that the above mentioned affidavit and other affidavits were filed with Alt. Applic. No. 5075-46 to induce the department of housing and buildings to approve and legalize the existing use of the property as parking lot for motor vehicles for patrons of restaurant and bar on same property—that is, a non-conforming use in a restricted use area in conjunction with a conforming use in a permissible use district; that plans and application were approved and certificate of occupancy No. 118077 was issued; that although the type of business use of restaurant and bar has been replaced by the kiddie park playland, a conforming use at time of approval, they are both a business of conforming uses and therefore the purpose of the parking lot facility in conjunction with a business use on the property has not changed; and

WHEREAS, the applicant further contends that the lessee has spent and invested into this property well over $100,000 to develop the business of the kiddie park playland; that the lease was taken with the assumption that they had a legal parking lot use in conjunction with their business and for the patrons of the kiddie park; that when alteration application (No. 2855-54) was made to relocate the curb cuts to East 27th street, the result was to be informed that the parking lot no longer existed and it was therefore decided to amend the alteration application to extend the parking lot use over the entire vacant property in the residence use district, so that legal curb cuts could be made on both East 26th street and East 27th street permitting ingress to the parking lot on East 26th street and egress on East 27th street to properly facilitate traffic flow; that this existing parking lot and the proposed extension of the parking lot will be properly graded to level of sidewalk and surfaced with good clean cinders; that the entire parking lot will be fenced off with a chain link fence similar to that now in use around the kiddie park playland; that the parking situation in this area, from March to October, is badly congested, particularly on week ends and holidays and the use of the existing parking lot and its extention will help considerably to relieve this situation; that the present experience of the lessee in not being able to use the existing parking lot (which has not been used as such) is that of hardship, loss of revenue (people being unable to park their cars go to other places) and adds a heavy burden in paying for a lease on the entire property without being able to put it to use as intended; and

WHEREAS, the applicant states that the present owner has held title to the property since March 18, 1948; that the assessed valuation of land is $116,200 and of the building $16,000 making a total of $132,200; and that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which gave careful consideration to the premises and the objections of the adjoining owners and recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2855/54, Objections No. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

263-55-BZ

APPLICANT—Robert Gottlieb, for Laura Albertario, owner.

SUBJECT—Application April 4, 1955 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, B area district, the erection and maintenance of an extension to basement at front of building, using more than the area permitted.

PREMISES AFFECTED—230 East 58th street, south side, 240 ft. west of 2nd avenue, Block 1331, Lot 34, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb and Laura Albertario.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application July 12, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 58th street and 2nd avenue are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1955 acting on Alt. Applic. 386-55, reads:

"A1. Proposed extension to the basement at the front is contrary to Art. IV Sec. 12B of the Zoning Resolution.

Note: Under completed Alteration Application 2188-50 an extension was erected at the rear taking advantage of 75% of the entire unoccupied area, therefore, no further extension may be added."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100 ft. 5 in. in depth, on which is located a three story and basement building occupied as follows: cellar—boiler room and storage; basement—restaurant; 1st, 2nd and 3rd floors—one apartment each; for which certificate of occupancy No. 38531-51 has been filed; that it is proposed to extend the building at front to the building line and rearrange the interior stair; and

WHEREAS, the applicant contends that the building originally was 48 ft. in depth on all floors and occupied 48% of the lot; that the unoccupied area of the front and rear was 1,048 sq.ft.; that when the last alteration was made, a rear extension was built using practically the entire 75% of the then vacant area, leaving the 7 ft. 9 in. front yard and a 6 ft. 6 in. rear yard; that the owner of the building conducts the restaurant in the basement and she finds that more seating space is needed in order to make the restaurant pay; that high taxes and labor are using up most of the income from the building; that by extending the basement at the front to the building line and rearranging the interior stair, it is possible to add about 15 to 18 seats, which would put the entire operation on a profitable basis; that this application is based on section 21 of the zoning resolution to permit the erection of a one story extension at the front to the building line, 151.5 sq.ft. in area (7 ft. 9 in. by 20 ft.).

Size of lot 20′ x 100.4′	2008 sq.ft.
Original building 20′ x 48′	960 sq.ft.
Unoccupied area	1048 sq.ft.
Allowable coverage 65%	681 sq.ft.
Area used by last rear extension	20 x 38-763 sq.ft.
Unused area	- 23 sq.ft.
Area proposed present front extension	7.75′ x 20′-155.5 sq.ft
Excess area to be built on	151.5′-28′-132.5 sq.ft.

that the proposed extension at the front would in no way be detrimental to the neighborhood as many similar buildings have such extensions; that the light and ventilation of adjoining properties would not be affected in any way; that the land assessment for a 20 ft. lot is very high and places a great hardship on the owner by not allowing her to utilize the entire propery; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1945; that the assessed valuation of land is $17,500 and of the building $16,-500 making a total of $34,000; that the building was erected about 1890; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of descretion to grant under Section 21 of the zoning resolution and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the extension to the building line substantially as proposed and as indicated on plans filed with this application marked, "Received, April 4, 1955" (4 sheets) and "May 16, 1955" (one sheet) *on condition* that the building shall not be further increased in height of area; that the building and occupancy shall in all other respects comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated April 15, 1955, on Misc. App. 129/55, reads:

"1. The installation of buried tanks for the storage of inflammable mixtures exceed capacities as permitted under C19-59.0 subdiv. m-1 of the Administrative Code."

and

WHEREAS, the applicant states the premises consist of a lot 151.23 ft. front by 920.36 ft. irregular in depth, located in a retail, manufacturing, unrestricted and residence use, B, D and E-1 area, Class ½ height districts, upon which it is proposed to erect a 2-story building 52 ft. in height, 174 ft. by 55 ft. in area, irregular at street level, 174 ft. by 188 ft. in area above, of Class 1 construction, to be used and occupied as follows: 1st floor—manufacturing and storage of shoe polish, 260 persons; intermediate floor—offices, 75 persons; 2nd floor—manufacturing shoe polish and research laboratory, 42 persons; that the building will be provided with approved standpipe and sprinkler systems throughout; there will be an approved interior fire alarm system but monthly fire drills will not be maintained; there will be four interior 3 ft. 8 in. wide steel stairs, fireproof enclosed, equipped with fireproof, self-closing doors; leading from roof bulkhead direct to street; and

WHEREAS, the applicant states this appeal is for permission to install eight 10,075 gallon approved type tanks for the storage of inflammables; and

WHEREAS, the applicant states the proposed tanks will be installed in a fireproof concrete vault with a minimum of 18 inches between tanks for inspection purposes; that the vault will be provided with a ventilating system, a sump pump, a Co_2 system and a 24 in. diameter manhole equipped with an engineer's ladder leading to the vault; that the top of vault will be 12 in. below grade; and

WHEREAS, the premises and area were inspected by a committee of the Board in connection with companion zoning application 294-55-BZ, granted by resolution adopted on June 28, 1955.

Resolved, that the decision of the borough superintendent, acting on Misc. App. 129/55, be and it hereby is *modified* and the appeal be and it hereby is *granted* as to Objection 1, to permit the installation of eight 10,075 gallon capacity solvent storage tanks for the storage of the following materials:

sulphate turpentine, 93° F. flashpoint
solvax, (mineral spirts) 101° F. flashpoint
alpa pinine (turpentine) 21° F. "
ethonol (ethyl alcohol) 70° F. "
isopropenol alcohol, 70° F. "
methanol (methyl alcohol) 65° F.
tolulol, 45° F. flashpoint
minthol (mineral spirits) 105° F. flashpoint,

as proposed and as indicated on plans filed with this appeal, marked "Received April 15, 1955", 9 sheets, plan marked "Received May 31, 1955", 1 sheet, and plans marked "Received July 11, 1955", 10 sheets, *on condition* that the construction of the tanks shall be in accordance with the requirements of the Oil Burner Rules of the Board; that the tanks shall be located within a concrete vault constructed below grade, as shown, and divided into two sections by a 4 in. concrete block partition, each section to contain four of the proposed tanks; that each section of the vault shall be provided with heat actuators and nozzles con-

nected to a carbon dioxide extinguishing system fed from not less than eight 75 lb. CO_2 cylinders and that such system shall have a reserve capacity of an additional 8 75 lb. CO_2 cylinders; that in addition to being actuated by the equipment located within the tank vault, the CO_2 system shall be so arranged as to be actuated by a heat actuator located within the solvent pump room and in addition to be manually operated by a pull box located on the outside wall of the bldg. near the tank area; that in addition a similar manually operated pull box shall be located within the solvent pump room; that the storage tanks within the concrete vault shall be located not nearer than 18 in. to the vault walls or the next adjoining tank so as to permit ready inspection; that each section of the vault shall be provided with a 24 in. manhole and engineer's ladder to provide access to the vault and tanks; that each section of the vault shall be provided with a floor drain leading to a separator pit; that sump pits shall be provided with suction line equipped with a connection satisfactory to the Fire Commissioner and so arranged as to permit the emptying of the vault in the event of a rupture of a tank; that the vault shall be provided with a system of intake ventilation by means of ducts carried to within 6 in. of the vault floor, electrically operated and interconnected with the pumping mechanism so arranged that no solvent can be pumped from any of the storage tank to any portion of the process system within the building, unless the vault intake ventilating system is in operation; that in addition each half of the vault shall be provided with fixed ventilation from the top of the vault not less than 144 sq. in. in area, which ventilation may be incorporated in the manhole covers or grating; that all solvent piping from the tanks to the building shall be below grade; that all piping carrying solvents within the building shall be supported securely to walls by pipe clamps and where pipe runs horizontally it shall be carried on angle iron or channel supports and where such pipe is run approximately at ceiling, it shall be not less than 16 ft. above the floor and clear of all monorails and all other moving equipment; that where such piping is run on the floor it shall be located below a steel plate operating platform inaccessible to moving equipment; that each solvent line shall be provided with a main shut-off valve located as near as practicable to the tank and in addition a shut-off valve shall be located to the satisfaction of the fire commissioner at the pump discharge end of each solvent line in the solvent pump room; that in the drum filling station located on the second floor in the liquid solvent mixing room there shall be located at the point where drums are filled, a drain connected to a separator and such drain shall be equipped at the floor level with a non-ferrous grating; that where solvent pipe lines pass through floors, they shall be located within steel pipe sleeves, securely bolted to the slab and made reasonably tight with caulking and gaskets; that all process areas within the plant shall be provided with independent ventilating systems so arranged as to provide not less than 4 changes of air per hour within the working area and with not less than 50% of the intake registers for such systems located within 6 in. of the floor within such working areas and such independent ventilating systems shall be so interconnected electrically with the pumping mechanism and the ventilation system for the solvent storage tank; that the solvent pumping mechanism cannot be operated unless all of the ventilating systems are in operation; that all electrical equipment located within the processed areas shall be of the explosion proof type; that where solvent lines rise vertically from the floor to process of mixing tanks all shutoff valves located on such lines shall be so arranged as not to project beyond the face of the working platform; that all tank vent lines shall be carried above the roof of the building and shall be so located that the vent line terminals shall be visible to the operators of the tank cars loading the tanks within the vault; that in addition each solvent storage tank within the vault shall be equipped with a liquid level indicating device terminating at an alarm on the face of the building wall opposite the fill boxes and so arranged that such alarm shall be visible and audible to the operator of the tank cars conducting the filling operation; that all solvent lines and pumping equipment shall be properly coded and painted so as to indicate the solvents carried to the satisfaction of the fire commissioner and all valves, shutoffs and safety devices shall be located and arranged as may be prescribed by the fire commissioner; that no solvent lines shall be located within the boiler room or within any portion of the building where there is an open flame located; that the sprinkler system proposed to be installed throughout the building shall be maintained and shall be provided with connection to fire headquarters through an approved central station; that the proposed standpipe system and interior fire alarm system shall be installed and maintained to the satisfaction of the fire commissioner.

Adjourned: 4:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 1955, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

427-46-SM—Vol. II

APPLICANT—Frank N. Carucci, for Pioneer Concrete Products Company, Inc., owner.

SUBJECT—Application reopened January 18, 1955 at Vol. II test and report—Pioneer Cinder Block; previously dismissed for lack of prosecution re "P" Block (cinder concrete building block).

APPEARANCES—

For Applicant: Frank N. Carucci.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 427-46-SM Vol. II

Subject: Pioneer Cinder Block, approval of.

F. N. Carucci for Pioneer Cinder Block Co., Inc., Staten Island, New York, filed June 5, 1946 an application with the Board of Standards and Appeals for approval of the Pioneer Cinder Block under the provisions of the Masonry Rules of the Board. The application was dismissed, September 26, 1950, for lack of prosecution. The applicant requested, by submitting an application dated December 15, 1954 that the application be reopened, the application was reopened January 18, 1955 by a vote of the Board under Cal. No. 427-46-SM Vol. II.

Purpose

The material is cinder block to be used in masonry construction.

Description

The blocks are manufactured of a mixture of cement, cinders and water. The design mix is one part of approved cement to six parts of cinders, by weight, and six gallons of water per sack of cement. The blocks are formed on a tamper type machine, after forming the blocks are moist cured for one day under cover and then stacked outside and allowed to air cure.

Inspection and Test

The plant of the applicant on Staten Island was inspected by Asst. Engr. J. A. Darts Committee on Test. Sample blocks were identified and marked and tests in accordance with the requirements of the Masonry Rules of the Board were conducted at the New Jersey Testing Laboratories.

Results were as follows:

8" x 8" x 16" Hollow Cinder

Compressive Strength—Average—716 psi

Absorption (lbs. per cu. ft.)—11.7

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Pioneer Cinder Block 8″ x 8″ x 16″ hollow cinder when manufactured as herein described, at the applicant's plant on Staten Island, on condition that the applicant file seven copies of his proposed markings and further that the requirements of the Masonry Rules of the Board be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

877-50-SA

APPLICANT—W. S. Rockwell Co., owner-manufacturer.
SUBJECT—Application September 29, 1950—Gehnrich Direct Gas-fired Air Heater (standard equipment), approval of.
APPEARANCES—
For Applicant: H. J. N. Voltmann.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 877-50-SA
Subject: Gehnrich Direct Gas Fired Air Heater, approval of.

W. S. Rockwell, Fairfield, Conn., filed September 29, 1950 an application with the Board of Standards and Appeals for approval of the appliance known as Gehnrich Direct Gas Fired Air Heater under the provisions of C26-191.0 Administrative Building Code.

Purpose

The appliance is to be used for supplying heat for baking or drying application.

Description

The heater is cylindrical in shape and is constructed of aluminized sheet steel, inside and outside, and is insulated with 2″ of mineral wool, the ends of the heater are steel plate with structural angles at the bottom for fastening. Heat is applied by one or more atmospheric gas burners firing along the axis of the heater into a moulded refactory combustion block which in turn is centered in an extended combustion tube made of heavy gauge aluminized steel. Each burner is provided with a Bunsen type, constant burning gas pilot with a spark plug for ignition.

Beyond the outlet of the combustion tube is a conical steel baffle which deflects the hot gases into the recirculating air stream which has entered the heater tangentially around the combustion tube; this mixture of hot combustion gases and air leaves at the opposite end of the heater.

The safety equipment consists of an electronic flame protection relay, ignition transformer, push button starter, and a timer for purging, all mounted on a steel panel board, gas pilot solenoid valve, safety shut-off valve and air flow switch for recirculating fan.

Inspection and Test

A heater was inspected by Comm. E. W. Kleinert, Committee on Test at the applicants plant, the heater operated as designed and the safeties functioned as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gehnrich Gas Fired Air Heater for use in New York City for baking and drying application in which no combustible vapors are given off either from the surface of the material or the material itself being processed and also where combustible dust is present with or in the material, being heated and further that the heater shall be vented in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code and the heater shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 877-50-SA." This heater may only be used with the oven recommended for approval under Cal. No. 878-50-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

878-50-SA

APPLICANT—W. S. Rockwell Company, owner-manufacturer.
SUBJECT—Application September 29, 1950—Gehnrich Bench, Cabinet and Truck Type Recirculating Ovens (Standard Equipment), approval of.
APPEARANCES—
For Applicant: H. J. N. Voltmann.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 878-50-SA
Subject: Gehnrich Bench, Cabinet and Truck Type Recirculating Ovens, approval of.

W. S. Rockwell Company, Fairfield, Conn., filed September 29, 1950 an application with the Board of Standards and Appeals for approval of the Gehnrich Bench, Cabinet and Truck Type Recirculating Ovens under the provisions of the Paint Spraying Rules of the Board and C26-191.0 Administrative Building Code.

Purpose

The appliance is an oven to be used for baking and drying applications and is used with direct fired equipment.

Description

The oven is constructed of an inner and outer shell of 20 gauge steel with 3″ of glass wool insulation between the inner and outer shell; the shell is reinforced with structural steel members to give the cabinet rigidity and strength.

The oven is heated by an atmospheric type gas burner, firing in a combustion chamber which is located just below the processing chamber.

Temperature uniformity is produced by recirculating the heated air by means of a high volume fan mounted in the heating zone, direct connected to a ¾ HP motor mounted to the side of the oven; the air is carried upward from the fan to a distributing duct on the right side of the oven, through adjustable louvres; across the oven chamber through the adjustable louvred left wall and back to the heat generating system.

The safety controls are a safety pilot starting push button, main safety shut off valve and pilot shut off valve. Air flow protection on the recirculating fans is achieved by electrically interlocking control circuit through the motor starter.

MINUTES

Inspection and Test

An oven was inspected by Comm. E. W. Kleinert, Committee on Test, at the applicants plant, Fairfield Conn., on March 23, 1955. The oven operated as designed and the controls functioned as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gehnrich Bench, Cabinet and Truck Type Recirculating Ovens for use in New York City for baking and drying application in which no combustible vapors are given off, either from the surface of the material or from the material itself and also where no combustible dust is present with or in the material being heated on condition that the appliance shall be vented in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code and further that the oven bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 878-50-SA;" this oven may only be used with the heater recommended for approval under Cal. No. 877-50-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

174-51-SA—Vol. II

APPLICANT—W. S. Rockwell Company, owner.
SUBJECT—Application reopened July 20, 1954, as to amendment—re Standard Gehnrich Electric Recirculating Truck Type Ovens; previously approved.
APPEARANCES—
For Applicant: H. J. N. Voltmann.
ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 174-51-SA Vol. II
Subject: Amendment to resolution as to Standard Gehnrich Electic Recirculating Truck Type Oven.

W. S. Rockwell Company, Fairfield, Conn., requested by filing an application dated March 3, 1954 that the resolution adopted January 8, 1952 under Cal. No. 174-51-SA Vol. I be amended so as to include the Gehnrich Electric Recirculating Truck Type Oven. The application was reopened under Cal. No. 174-51-SA Vol. II be a vote of the Board July 20, 1954.

Purpose

The appliance is a direct fired oven used for the baking of paints, varnishes, etc. using electric as the heating medium.

Description

The applicant withdrew his request for approval of the Gehnrich Electric Oven on January 9, 1952 as the Committee on Test were of the opinion that the electric heating element was of such a design that the insulation could be subject to crackage and thereby possibly cause a ground and short.

The present oven is the same construction as the previous oven except that the heating element has been changed. The element is now described as either General Electric Fin Calrod of Glenn Star Safety Heater which is in conformity with Dwg XEG-1137 marked Received March 9, 1954.

Inspection and Test

The appliance was inspected by Commissioner E. W. Kleinert Committee on Test and the test was held at the applicants plant in Fairfield, Conn. The oven functioned as designed and the controls operated as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gehnrich Electric Recirculating Truck Type Oven for voluntary use in New York City when constructed as herein described and also in conformity with Dwg LEG-1142 marked, "Received March 9, 1952" when the controls and control wiring is in conformity with Dwg SEG-808 element is as herein described and when the oven is installed in accordance with the requirements of the Paint Spraying Rules of the Board and all electrical work shall be in compliance with the Electric Code and that each oven bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 174-51-SA Vol. II."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 8, 1952 in accordance with the above report.

891-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clearwell Equipment Co., agent).
SUBJECT—Application reopened September 14, 1954 as to amendment—re Mueller Climatrol Gas Fired Boiler, Models 10, 11 and 20; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Resolution amended, approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 891-51-SA
SUBJECT: Amendment of Resolution of July 13, 1954 to include approval of the Type 21 series boilers to replace Type 20 series.

Description

Type 21 series Mueller Climatrol boilers are sectional cast iron construction. They range in size from 6 sections with 350000 BTU input to a twin 31 section boiler with 420000 BTU input for City gases. They are available for steam or hot water heating. They are fired by cast iron or drilled port burners. The standard equipment is a heavy gauge steel cabinet, cast iron heating sections, cast iron drilled port burners, automatic gas valve gas pressure regulator and regulator bleed tube and fittings, baso thermacouple pilot main and pilot line gas cocks, pilot line filter for manufactured gas, draft diverts, boiler drain cock and flue cleaning brush. Additional standard equipment for water boilers only includes M-H L 444a aquastat and combination water temperature and altitude gauge. Additional standard equipment for steam boilers only includes an M-H P404A pressure trol, M-M 67-U low water cut off, pop-safety valve, steam gauge (compound retard type) water gauge glass, compression trycocks and fittings. A model of the type 21 series of Mueller Climatrol boilers was inspected and tested at 125 Fullerton avenue and found to operate as designed. Present at the inspection and test were Chief Engineer Leslie

V. Huber of the Board of Standards and Appeals and H. B. Smith representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the amendment of the resolution of July 13, 1954 to include the approval of the Model 21 series boilers of 6 to 31 sections when installed and operated in accordance with the report and the provisions of Art. 12, Chap. 26, and bearing the label recommended in the resolution of July 13, 1954.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 13, 1954 in accordance with the above report.

171-52-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened December 15, 1953—to amendment to resolution as to additional use of Firecode 60 Sheetrock—re USG Sheetrock Firecode 60 and 45 (incombustible wallboard and ceiling board), previously approved.
APPEARANCES—
For Applicant: William W. Bainbridge.
ACTION OF BOARD—Resolution amended, approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 171-52-SM
Subject: Amendment to resolution as to additional use of Firecode 60 Sheetrock.

United States Gypsum Co., New York requested by letter dated November 24, 1953 that the resolution adopted September 16, 1952 under Cal. No. 171-52-SM be amended so as to provide additional uses of Firecode 60 Sheetrock under the pertinent provisions of the Administrative Building Code. The application was reopened by a vote of the Board December 15, 1953.

Purpose

U. S. Gypsum Co., Firecode 60 (5/8" thick) is a gypsum wall board used as a component part of a fire resistive ceiling and/or partition.

Description

The board is identical to the board approved September 16, 1952 under Cal. No. 171-52-SM.

The material, under this amendment is designed to be a component part of a two-hour fire resistive combustible bearing partition and also as component part of a one-hour fire resistive ceiling.

Inspection and Test

The partition and ceiling were tested in accordance with the requirements of C26-588.0, C26-589.0, C26-590.0, C26-591.0 and C26-592.0 Administrative Building Code at the Underwriters Laboratory, Chicago, Illinois. Construction of the partition was as follows:

The wood studs (2" x 4") were nailed, 16" on center to a double bearing plate of 2" x 4" and to a single 2" x 4" upper plate. A 2" x 4" fire stop was installed between studs.

A base layer of the Firecode 60 was applied, parallel to the studs, on both faces of the 2" x 4" studs. These boards were nailed to the studs, on 6 inch centers and to the base and top plates on 8 inch centers. The second layer of board was coated on the back side with Perf-A-Joint Tape Cement (approved under Cal. No. 486-39-SM) and the boards were then pressed against the first layer and nailed on 12 inch centers. The joints between boards were sealed with Perf-A-Tape Joint System (approved under Cal. No. 486-39-SM).

Construction of the ceiling assembly.

The floor and ceiling assembly consists of a 2" concrete floor supported on open web steel joists with a ceiling of 5/8" Firecode 60 Sheetrock and 5/8" Firecode Box board.

The steel joists are spaced 24" on centers and are braced by 3/4" No. 16 gauge box channels spaced approximately 5'-0" on centers. Ribbed lath was placed on top of the joists with a lap of 4" along the sides of the sheet. Concrete of a 1:2:3 mix and reinforced with 6 x 6 No. 8 wire fabric was placed to a depth of 2" over the lath. The lower flanges of the joists are attached 3/4" furring channels or 7/8", No. 24 gauge nailing channels spaced 16" on centers and fastened to each joist with double saddle tie, galvanized No. 18 wire. The 5/8" wall board is attached, with long dimensions at right angle to the furring channel, to the furring channel with No. 18 7/8" long flat head sheet metal screws spaced 8 inches on center or to the nailing channel with annular nails 1 1/4" long, No. 11 shanks 5/16" heads spaced 6 inches on centers.

Results of the test:

Partition. The partition was loaded with a load of 2,000 lbs. per stud during the course of the test. The limiting temperatures as provided under C26-592.0 Administrative Building Code were not reached at the end of 2 hours and 7 minutes.

Ceiling. The maximum deflection of the floor construction during the test was 1.24" while under a load of 143 lbs. per sq. ft. (total of live and dead). The test was terminated at 1 hour and 14 minutes. The complete reports are on file with and are part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted September 16, 1952 under Cal. No. 171-52-SM be amended to include the use of material USG Firecode 60 (5/8" thick) as a component part of a two-hour fire resistive combustible partition and as a component part of a one-hour fire resistive ceiling when the partition and ceiling are constructed as herein described on condition that the requirements of the resolution adopted September 16, 1952 under Cal. No. 171-52-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 16, 1952 in accordance with the above report.

618-52-SA

APPLICANT—Valco Inc., owner.
SUBJECT—Application August 14, 1952—Valco Safety Valve (for fuel lines), approval of.
APPEARANCES—
For Applicant: J. J. Ferretti.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 618-52-SA
Subject: Valco Safety Valve, approval of.

Valco Inc., Cincinnati, Ohio filed August 14, 1952 an application with the Board of Standards and Appeals for ap-

proval of the appliance known as Valco Safety Valve under the provisions of C26-191.0 Administrative Building Code.

Purpose

The appliance is a safety shut-off valve to be installed in fuel oil lines.

Description

These valves are so designed that they are used in lines conveying liquids and they function to close when the temperature in the vicinity of the valve exceeds the fusing temperature of the fusible element.

The valves are made in sizes from ½ inch to 2 inches and are designed for a maximum operating pressure of 20 psi.

The valves are composed entirely of metal and do not embody any form of packing material which would become hardened with time.

The valve is equipped with a brass bellows as the sealing device, the flange of which is compressed against the machined surface of the valve body. The valve body, plunger, adapter, cap disc holder and disc nut are of brass or bronze. The spring is stainless steel wire and the bellows is 80% copper, 20% zinc.

The disc of the valve is equipped with three guide vanes which assure that the disc will not bind on closing and that the disc will seat into the valve body properly.

Inspection and Test

The model U-1-45 was tested at the Underwriters Laboratory. Results of the tests were as follows:

Seat Leakage test—valves were connected to lines conveying No. 1 oil and nitrogen at 30 psi for 24 hours. There was no sign of leakage.

Endurance Test—valves operated 6000 times while controlling oil and 20 psi. Satisfactory.

Seat Leakage Test II—valve used in the endurance test was subjected to a leakage test as outlined above—Satisfactory.

External Leakage—60 psi pressure—No leakage.

Hydrostatic—100 psi hydrostatic—no failure.

Fire Test—No leakage of distortion during ½ hour exposure.

Recommendation

On the basis of the test conducted, the Committee on Test recommends the approval of the Valco Safety Valve Model U-1-45 when used with an Underwriters Laboratory listed sprinkler head for voluntary use in New York City to be installed in fuel oil lines on condition that each valve bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 618-52-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

104-53-SM

APPLICANT—Matrad Corporation, owner.

SUBJECT—Application January 20, 1953—Greek Pumice Aggregate (from the Island of Santorin), Concrete Roof Fill for Insulation, approval of.

APPEARANCES—

For Applicant: J. D. Zonars and C. Platsis.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 104-53-SM

Subject: Santorin Pumice Aggregate, approval of.

Matrad Corporation, New York filed January 20, 1953 an application with the Board of Standards and Appeals for approval of the material known as Santorin Pumice Aggregate under the provisions of C26-315.0 Administrative Building Code and the Masonry Rules of the Board.

Purpose

The material is to be used as an aggregate in masonry units.

Description

Pumice is of volcanic origin and is found in many sections of the world. Santorin Pumice comes from an island in the Aegean Sea and is brought to this country by boat.

Pumice is ejected from the volcano as a magma which defined as molten rock material within the earth from which an igenous rock results by cooling and crystallization.

This magma cools rapidly and breaks into pieces that are used for aggregate. The sudden expansion and sudden cooling causes the steam within the magma to form tiny tubes which are sealed either at one or both ends, this tube like structure causes the light of the aggregate.

The chemical analysis of Santorin Pumice is as follows:

SILICA	—	66.28%
ALUMINA	—	14.78%
TITANIA	—	
FERRIC OXIDE	—	
FERROUS OXIDE	—	5.04%
MAGNESIUM	—	2.58%
CALCIUM	—	0.25%
SODIUM	—	4.58%
POTASSIUM	—	2.28%
SULPHUR	—	Trace
LOSS ON	—	4.00%

Inspection and Test

Samples of the material were taken from the applicants stock pile located in Yonkers, New York, and the material was 18534 cu. yds. shipped from Santorin on board the S/S Eurymedon and arrived at Yonkers, December 9, 1954. The blocks, using this sample pumice aggregate, were manufactured by the Yonkers Concrete Products Company, Yonkers, New York.

Two different types of blocks were made, partition or non-load bearing and load bearing blocks, the design mix being different from the non-load bearing and the load bearing.

The mixes were as follows:

A. Load Bearing Blocks.
1 sack of approved Hi-early cement, seven cubic feet of pumice and two cubic feet of sand.

B. Non Load Bearing.
1 sack of approved Hi-early cement, nine cubic feet of pumice and four cubic feet of sand.

The blocks were tested at Manhattan College in the presence of Asst. Engr. J. A. Darts Committee on Test.

Results were as follows:

A. Load Bearing.
8" x 8" x 18"—Hollow
Dry weight—average—31 lbs. each
Compressive Strength—896 psi
Absorption (lbs. per cu. ft.)—9.4

B. Non Load Bearing—partition block

1. 2" x 8" x 18"—Solid
Dry weight—average—14 lbs. each
Compressive Strength—1339 psi
Absorption (lbs. per cu. ft.)—7.2

2. 3" x 8" x 18"—Solid
Dry weight—average 16 lbs. each
Compressive Strength—1237 psi
Absorption (lbs. per cu. ft.)—10.8

3. 4" x 8" x 18"—Solid
Dry weight—average—17½ lbs. each
Compressive strength—853 psi
Absorption (lbs. per cu. ft.)—10.9

4. 6″ x 8″ x 18″—Hollow
Dry weight—average—23 lbs. each
Compressive strength—579 psi
Absorption (lbs. per cu. ft.)—12.6

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Santorin Pumice Aggregate for use as an aggregate for masonry units in the following sizes as tested: Load Bearing 8″ x 8″ x 18″ Hollow; Non Load Bearing—partition block 2″ x 3″ x 18″; 3″ x 8″ x 18″ and 4″ x 8″ x 18″ all solids and 6″ x 8″ x 18″ Hollow when the units are manufactured by the Yonkers Concrete Products of mixes as herein described.

The above described masonry units may be used in accordance with the provisions of the Masonry Rules of the Board on condition that the requirements of the Masonry Rules of the Board are complied with. It is further recommended that if other manufacturers of masonry units intend to use Santorim Pumice as an aggregate in the manufacturing of their masonry units that they shall file an application for approval of such masonry units. The Committee further recommends that this approval be limited to the amount of material now in the storage yard at Yonkers, which arrived in this country on December 9, 1954, via S/S Eurymedon.

(Sgd.) Harris H. Murdock,
Chairman,
Edwin W. Kleinert,
Commissioner,
John A. Darts,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

775-53-SA

APPLICANT—Connor Engineering Corp., owner.
SUBJECT—Application October 26, 1953—Dorex Air Improver (mechanical ventilation—air purification), approval of.
APPEARANCES—
For Applicant: John F. Keating.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 775-53-SA
Subject: Dorex Air Improver, approval of.

Connor Engineering Corp., Danbury, Conn., filed October 26, 1953 an application with the Board of Standards and Appeals for approval of the device known as the Dorex Air Improver under the provisions of C26-191.0 Administrative Building Code and Section 76.7, Multiple Dwelling Law.

Purpose

The device is used as an air purifier.

Description

The device consists of two removable perforated activated carbon filled adsorption canisters, manifolded and connected to a motor-driven 50 cfm blower, suitable for 110 volt, single phase, 60 cycle alternating current and complete with extension cord and plug for connection to an electrical outlet.

The unit weighs 8½ lbs. and contains 1½ lbs. of activated carbon in each canister or a total of 3 lbs. in all.

Inspection and Test

The device was inspected by Asst. Engr. J. A. Darts Committee on Test and found to operate as designed.

The device has been approved by the State Board of Standards and Appeals under Approval No. 4007.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Dorex Air Improver under the provisions of C26-191.0 Administrative Building Code for voluntary use in New York City under the provisions of Section 76.7 Multiple Dwelling Law for business portions of buildings on condition that each appliance bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 775-53-SA."

(Sgd.) Harris H. Murdock,
Chairman,
Leslie V. Huber,
Chief Engineer,
John A. Darts,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

829-53-SM

APPLICANT—Twin Boro Cement Block Corp., owner.
SUBJECT—Application reopened March 29, 1955—Twin Boro Cement Block Corp., Waylite Concrete Building Block, approval of.
APPEARANCES—
For Applicant: Edward Maphet.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 829-53-SM
Subject: Twin-Boro Cement Block, approval of.

Twin-Boro Cement Block Corp., filed October 28, 1953 an application with the Board of Standards and Appeals for approval of the material known as Twin Boro Cement Blocks under the provisions of the Masonry Rules of the Board. The application was withdrawn at the request of the applicant, by a vote of the Board on April 6, 1954. The applicant requested by letter dated March 1, 1955 that the application be reopened. The application was reopened by a vote of the Board March 29, 1955.

Purpose

The material is concrete blocks to be used in masonry construction.

Description

The blocks are manufactured of one part approved Hi-Early cement to eight parts of aggregate, 40% sand and 60% gravel and six gallons of water per stack of cement. The blocks are formed on a Vibrap machine, cured in the Kiln for one day and then stocked in the open to cured for a minimum of two weeks.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and representatives of the applicant. Blocks were identified and marked and the identified blocks were tested in accordance with the Masonry Rules of the Board.

Results were as follows:

A. Hollow Concrete Units
1. 4″ x 8″ x 18″
Compressive Strength—1968 psi
Absorption (lbs. per cu. ft)—6.89 lbs.
2. 6″ x 8″ x 16″
Compressive Strength—1780 psi
Absorption (lbs. per cu. ft.)—5.44 lbs.

3. 8″ x 8″ x 18″
   Compressive Strength—2172 psi
   Absorption (lbs. per cu. ft.)—6.28 lbs.
4. 8″ x 10″ x 18″
   Compressive Strength—1988 psi
   Absorption (lbs. per cu. ft.)—6.92 lbs.
5. 8″ x 12″ x 18″
   Compressive Strength—1932 psi
   Absorption (lbs. per cu. ft.)—5.75 lbs.

B. Solid Concrete

1. 4″ x 8″ x 18″
   Compressive Strength—2293 psi
   Absorption (lbs. per cu. ft.)—8.17 lbs.
2. 6″ x 8″ x 18″
   Compressive Strength—2065 psi
   Absorption (lbs. per cu. ft.)—7.14 lbs.
3. 8″ x 8″ x 18″
   Compressive Strength—2807 psi
   Absorption (lbs. per cu. ft.)—5.36 lbs.
4. 8″ x 12″ x 16″
   Compressive Strength—2182 psi
   Absorption (lbs. per cu. ft.)—4.21 lbs.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Twin Boro Cement Block Corp. Concrete Block in the following sizes:

Hollow—4″ x 8″ x 18″; 6″ x 8″ x 16″; 8″ x 8″ x 18″; 8″ x 10″ x 18″; 8″ x 12″ x 18″.

Solid—4″ x 8″ x 18″; 6″ x 8″ x 18″; 8″ x 8″ x 18″; 8″ x 12″ x 16″.

As manufactured as herein set forth, at the applicant's plant for use in load bearing and non-load bearing masonry construction under the provisions of the Masonry Rules of the Board on the following conditions:

1. That the masonry units be manufactured according to the same specifications as herein set forth.
2. That the units be manufactured in accordance with the Masonry Rules of the Board.
3. That the units be marked as required under Rules 8.1-8.2 and 8.4.
4. That Rule 8.5 be complied with.
5. That nine copies of the drawings of the manufacturer's distinguishing mark and its method of application be filed with the Board.
6. That only approved aggregates be used.
7. That all provisions of the Masonry Rules be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

95-53-SA

APPLICANT—Yula Water Heaters, Inc., owner.
SUBJECT—Application December 11, 1953—Yula Straight Tube Steam Fuel Oil Heaters, Type B (Bayonet), approval of.
APPEARANCES—
For Applicant: Robert B. Zinser.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 895-53-SA
Subject: Yula Straight Tube Steam Fuel Oil Heater, Type B (Bayonet) approval of.

H. F. Yula for Yula Water Heaters, Inc., filed December 11, 1953 an application with the Board of Standards and Appeals for approval of the Yula Straight Tube Steam Fuel Oil Heater, Type B (Bayonet) under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a fuel oil preheater.

Description

The appliance consists of a steel shell inside of which there are heating elements composed of an outer and inner tube bundle. The tubes are mechanically independent, but function in close relationship.

The shell is of seamless steel pipe, the inner tube is ½ inch x #18 BWG copper and the outer tube is ⅞ inch x #16 BWG steel.

The inner tubes are of open ends and the outer tubes are of sealed ends.

In operation, the oil is in the shell and the steam is in the tube.

Steam enters the inner, or copper tube which is open at both ends and passes through to the open end, then passes into the sealed end of the outer tube, the steam then follows the space between the inner and outer tubes, condenses and enters the condensate chamber from whence it is discharged to waste.

Inspection and Test

Details of construction were inspected by Asst. Engr. J. A. Darts Committee on Test and the piping arrangement was found to preclude the possibility of any oil, in the event of rupture of the outer tube, returning to the steam line or boiler.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Yula Straight Tube Steam Fuel Oil Heater, Type B (Bayonet) Preheater for use in New York City when constructed as herein described and installed, in accordance with the Oil Burner Rules of the Board on condition that the condensate line carrying the condensate from the preheater shall contain a steam trap with by-pass provided with necessary shut-off valves to permit by-passing the trap in the event the trap fails to function properly and the condensate, after passage through the steam trap, shall be discharged to the sewer, accordingly to law, and further each preheater shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 895-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

530-54-SA

APPLICANT—Herring-Hall-Marvin Safe Co., owner.
SUBJECT—Application June 11, 1954—Quickdraft (draft induction, mechanical for furnace system), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 530-54-SA
Subject: Quickdraft (draft induces), approval of.

Herring-Hall-Marvin Safe Company, Hamilton, Ohio filed June 11, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Quickdraft (draft inducer) under the provisions of C26-178.0 Administrative Building Code.

Purpose

The appliance is a mechanical device to induce a draft in the flue or smokepipe of a furnace system to exhaust the products of combustion.

Description

The appliance consists of two basic assemblies.

1. The smokepipe section which consists of a cold rolled steel tube into which is welded a spun nozzle and a spun cone; the nozzle and cone standing in opposition to one another with a space between them for the passage of air. One end of this smokepipe section is fitted with a bead and crimp and is normally installed into the chimney thimble.

The Model Q-6 is of 24 gauge steel and Models Q-7 through Q-10 is of 20 gauge. The nozzle on all models are of 20 gauge and the cones are of 24 gauge steel.

2. The blower assembly, consisting of a blower housing, blower wheel and an electric motor operating on 110 volts AC. The motor turns the blower wheel which gathers air and introduces it into the neck of the blower housing and thence into the tube by way of the spacing between the nozzle and cone.

Due to the shape of this space and the direction in which the air is injected, it entrains air from the smokepipe attached to the furnace end of the tube and exhausts both the injected air and the air which it has entrained.

The construction is such that there are no obstructions in the tube section. Combustion gases pass through freely even when the blower assembly is not working.

Inspection and Test

An stallation was inspected by Asst. Engr. J. A. Darts Committee on Test at Hawthorne, New Jersey. The appliance was tested under actual firing conditions of the heating equipment. It was noted that when the blower was turned off that combustion gases were unimpeded.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the appliance known as Quickdraft (draft inducer) under the provisions of C26-178.0 Administrative Building Code for voluntary use in New York City for inducing a draft in flues or smokepipes of furnace systems and for exhausting the products of combusition from such systems on condition that each appliance bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 530-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with above report.

732-54-SA
APPLICANT—New England Oven and Furnace Co., Inc., owner.
SUBJECT—Application September 10, 1954—New England Oven and Furnace Co., Inc., Gas-fired Industrial Drying Oven, Model TR, approval of.
APPEARANCES—
For Applicant: George F. Roth.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 732-54-SA
SUBJECT: New England Oven and Furnace Co., Inc., Gas Fired Industrial Drying Oven, Type TR, approval of.

G. Roth for New England Oven and Furnace Company, Orange, Conn. filed September 10, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as the New England Oven and Furnace Co., Inc., Gas Fired Industrial Drying Oven Type TR under the provisions of the Paint Spraying Rules of the Board.

Purpose

The appliance is a direct gas fired drying oven for drying paints, varnish, etc.

Description

The oven is of the double wall panel type construction using 20 gauge aluminized sheet steel inside and outside with the insulation between the sheet steel consisting of 3 inch of mineral wool insulation. The panels are reinforced internally with steel angle iron. The floor of the oven is of the same construction as the side panels, except that there is 2 inches of insulation. The doors are double swing type of 20 gauge aluminized steel sheet inside and 10 gauge steel outside and 3 inches of insulation.

The heating of the ovens to a maximum of 400°F by means of externally mounted gas fired. The air heating unit is separated from the oven by the insulated panels with the only openings between the oven and the heating unit being inlet and outlet openings for circulation of air between the oven and the heating unit so that all the flame is contained within the heating unit and so no flame can enter the oven shell proper.

The heating units are mounted external to the oven and self contained units, similar in construction to the oven shell.

The gas burners are of the atmospheric block torch type and are mounted at one end of the unit and fire into the combustion chamber. The burners are furnished with a main burner, pilot burner, gas strainer and main gas shut-off cock.

The main gas burner is operated on-off by means of temperature indicating controlling thermostat automatically and the gas pilot burner is the continuous burner type supervised by an electronic combustion safe guard unit.

The controls on the equipment are as follows: Automatic Temperature Indicating and Controlling Thermostat, Magnetic Relay used to interlock the recirculating system with the control circuit so that the heat cannot be turned on unless the recirculating fans are running, Motor Starter for starting exhaust fan, Motor Starter for recirculating fan, Electric Ignition System for lighting gas pilot burner, Electronic Combustion Safeguard Unit with built in purge cycle timer to assure positive venting of oven before gas pilot burner can be initially ignited, the combustion safe guard unit cuts off the gas supply in the event of flame failure, power failure, etc., Safety Shut-off Valve which will also shut off gas in event of any failure, Warm Air limit switch which will shut down the unit in the event of excessive heat, Air Flow switch which prevents oven from operating unless the exhaust fan is in operation, a control mounted on the cabinet so that the main burners will not ignite unless the doors to the oven are closed.

MINUTES

Inspection and Test

The appliance was inspected and tested at 630 Broadway, New York by Asst. Engr. J. A. Darts Committee on Test and G. Roth representing the applicant.

The appliance operated as designed and all safety controls functioned as required under simulated failures.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of New England Oven and Furnace Co. Inc., Gas Fired Industrial Drying Oven Type TR under the provisions of the Paint Spraying Rules of the Board on condition that the appliance be vented in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code on condition that each unit bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 732-54-SA," and further that this oven shall not be installed in places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

737-54-SA

APPLICANT—Troy Laundry and Machinery Division of American Machine and Metals, Inc., owner.
SUBJECT—Application September 28, 1954—Troy Laundrite (heavy duty washer), approval of.
APPEARANCES—
For Applicant: W. H. Weaver.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 737-54-SA
Subject: Troy Laundrite (heavy duty washer), approval of.

Troy Laundry & Machine Division of American Machine and Metals, Inc., filed September 28, 1954 on application with the Board of Standards and Appeals for approval of the appliance known as the Troy Laundrite under the provisions of the Submerged Inlet Rules of the Board and C26-1277.0 Administrative Building Code.

Purpose

The appliance is a heavy duty washing machine for commercial or industrial usage.

Description

The appliance is a washing machine, 33¼" deep by 28" wide by 55" high and weighs 435 lbs. when empty. The exterior shell or jacket is of light gauge steel. The frame work is made of a fabricated steel frame which supports the inner shell, cylinder and driving mechanism. The inner shell is constructed of type 302 stainless steel, 16 gauge an overflow drain in rear of the shell protects machine from high water level. The motor is a heavy duty reversing motor of 1/3 HP.

The hot and cold water inlet lines are connected at top rear of washer shell, the inlet valves are of the quick action solenoid type. The water is introduced into the machine through a Boosey air gap.

The rain valve is controlled automatically but is also equipped with hand operated lever.

Inspection and Test

The machine was inspected at the test bench at 32 Van Derwater Street, by Asst. Engr. J. A. Darts Committee on Test, E. O. Bauman Chief Inspector Bureau of Water Register and Inspectors H. Gralow and M. Miller.

The machine was not subjected to a vacuum test as the water is introduced through a Boosey Air Gap which would prevent any back-flow as the air gap is excessive and well beyond that which is required under the Submerged Inlet Rules of the Board.

The complete report of the Dept. of Water Supply, Gas and Electricity is on file with and is part of the record.

Recommendation

On the basis of the inspection and the date filed by the applicant, the Committee on Test recommends the approval of the Troy Laundrite (heavy duty washer) for use in New York City under the provisions of the Submerged Inlet Rules of the Board and C26-1277.0 Administrative Building Code. The Committee further recommends that all electrical connections shall be in accordance with the requirements of the Electrical Code and that the appliance bear a label permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 737-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

920-54-SA

APPLICANT—The Weber Dental Manufacturing Co., owner.
SUBJECT—Application November 28, 1954—Weber Ultra Collant Handpiece Spray, Model 1 (accessory for dental units), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 920-54-SA
Subject: Weber Ultra Collant Handspray, Model #1, approval of.

T. L. Hanson for Weber Dental Mfg. Co., Canton, Ohio, filed November 28, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Weber Ultra Collant Handspray Model #1 under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is an accessory to be used on dental units.

Description

The instrument or appliance is designed so as to permit the use of the dental handpiece or drill in its customary manner and at the same time supply a stream of collant water to the working area thereby cutting down the friction and the resultant heat that is generated. The spray is operated by a foot pedal, independent of the drill and the water is supplied from the water heater of the dental unit, thus insuring water of proper temperature.

The water supply for the handpiece is supplied with water from the thermo water heater tank of the dental unit.

The hose connection between the thermo water heater and the solenoid control valve is of rubber covered with nylon braid and is capable of withstanding water pressure of 80 psi. The balance of the hose is of vinyl plastic tubing.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts Committee on Test and E. O. Bauman Chief Inspector, Dept. of Water Register in conjunction with the test on the Weber Dental Unit, Model K (Cal. No. 921-54-SA) and was found to comply with the requirements.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Weber Ultra Collant Handspray, Model #1 for use in New York City in conjunction with the Weber Imperial Dental Unit, Model K (Cal. No. 921-54-SA).

(Sgd.) HARRS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

921-54-SA

APPLICANT — The Weber Dental Manufacturing Co., owner.

SUBJECT—Application November 23, 1954—Weber Imperial Unit Model K., approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 921-54-SA
Subject: Weber Imperial Unit, Model K (dental unit), approval of.

T. L. Hanson for Weber Dental Mfg. Co., Canton, Ohio filed November 23, 1954 an application with the Board of Standards and Appeals for approval of the Weber Imperial Unit Model K (dental unit) under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is a dental stand which conveniently groups the various instruments.

Description

The appliance is similar to the Weber Dental Unit, Model H approved by the Board June 23, 1953 under Cal. No. 709-53-SA except that the vacuum breaker, incorporated in the appliance, has been changed in that an additional outlet has been added to cover the thermal syringe. The vacuum breaker is an integral part of the entire unit and is composed of a metal cup or disc with a rubber washer set in a rubber barrel rising under internal hydrostatic pressure, closing the air port when the flow is in use and opening to atmospheric pressure, preventing vacuum in the supply of water if negative pressure developes.

Inspection and Test

The appliance was tested at the test bench at 32 Van Derwater street, New York City. Present at the test were Asst. Engr. J. A. Darts Committee on Test, E. O. Bauman Chief Inspector, Bureau of Water Register, Inspectors H. Gracow and M. Miller and M. W. Helm representing the applicant.

The unit was subjected to vacuum tests to 28″ Hg. with sustained vacuums or 21″, 15″ and 7.5″ Hg. while the cuspidor was kept in a flooded condition and the aspirator was submerged in the simulated contaminated water without back syphonage occuring.

Along with the above test, the Thermowater syringe was also submerged in the flooded cuspidor and withstood the vacuum test.

The Weber Ultra Coolant Handpiece Water Spray Model #1 (filed under Cal. No. 920-54-SA) was subjected to test and successfully met the requirements.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Weber Imperial Unit, Model K (dental unit) with Thermo Water Syringe and Weber Ultra Coolant Handpiece Water Spray, Model #1, for use in New York City under the provisions of the Submerged Inlet Rules of the Board on condition that each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 921-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

922-54-SA

APPLICANT—The Weber Dental Manufacturing Co., owner.

SUBJECT—Application November 23, 1954—Weber Imperial Dental Unit, Model KC, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 922-54-SA
Subject: Weber Imperial Dental Unit, Model KC, approval of.

T. L. Hanson for Weber Dental Mfg. Co., Canton, Ohio filed November 23, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as the Weber Imperial Dental Unit Model KC under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is a dental stand which conveniently groups the various instruments.

Description

The unit is similar to the unit Model K filed under Cal. No. 921-50-SA except that the Weber Ultra Water Collant Handspray, Model #1 is not incorporated in the Model KC. The vacuum breaker is an integral part of the unit and is the vacuum breaker as is incorporated in the Model K and is capable of protecting the aspirator and thermal syringe.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test and E. O. Bauman Chief Inspector, Bureau of Water Register in conjunction with the test on Model K, Cal. 921-54-SA.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the Weber Imperial Dental Unit, Model KC with Thermo Water Syringe for use in New York City on condition that each unit bears a label permanently affixed reading, "Approved by the Board of Standard and Appeals for use in New York City under Cal. No. 922-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

21-55-SA

APPLICANT—Interboro Elevator Co., Inc., owner.
SUBJECT—Application January 14, 1955—Interboro Elevator Co., Inc., Hydro-Matic Elevator Control Device, Models 3, 5 and 6, approval of.
APPEARANCES—
For Applicant: A. E. Thurber, Jr.
ACTION OF BOARD—Appliance Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 21-55-SA
Subject: Hydromatic Elevator Control Device #3, 5 and 6, approval of.

Interboro Elevator Co., Inc., New York filed January 14, 1955 an application with the Board of Standards and Appeals for approval of the device known as Hydromatic Elevator Control, Device #3, 5 and 6 under the provisions of Article 14, Chapter 26, Administrative Building Code.

Purpose

The device is a hydraulic elevator control valve.

Description

The device makes it possible to control the starting, stopping and direction of hydraulic elevators. The valve is similar to the Atkins Automatic Valve, approved by the Board February 23, 1942 under Cal. No. 811-41-SM for the Interboro Elevator Co. The present valve is known as the Thurber Multiple Valve.

The present device is an enlarged version of the valve approved February 23, 1942 under Cal. No. 811-41-SA wherein the flow of water through the valve is relatively greater, thereby permitting greater speeds. The valve differs in that the flow of water may be controlled by the three or more pilot valves located on the side of the main valve body, the pilot valves are the same valves as approved under Cal. No. 811-41-SA.

Two directional valves are required, one for up and one for down. By application of electrical current to the individual pilot valves movement of the elevator is obtained. The operator selects any of 3 speeds in the indicated direction by actuating the car switch, the operation of the selector speed, determine the number of pilot valves to be open which control the flow of water and therefore the speed of the elevator. Conversely when the switches are in the open position, the valves will respond and the elevator will deaccelerate.

The operation of the electro hydraulic controls consists of three solenoids for the control of the elevator. Should the electric power fail, the elevator will stop wherever it is in the hatch, however, it may be operated in the down direction by means of the leveling valve. Should the elevator be parked at a landing, it cannot slide since the leveling mechanism will maintain the car at the proper location. Should the hydraulic system fail, the car cannot drop due to a check valve in the main line which will not permit the water to leak from the cylinder.

Inspection and Test

Various installations were inspected by Chief Engr. L. V. Huber, Committee on Test among the installations inspected were those located at 37 Wall Street and Lord and Taylors, 5th avenue and 38th street, New York City. The device functioned as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the device known as Hydromatic Elevator Control Device, #3, 5 and 6 when constructed as herein described by the Interboro Elevator Co., Inc., New York for voluntary use in New York City when installed in accordance with this report and the requirements of Article 14, Chapter 26 Adm. Building Code on condition that the device bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 21-55-SA," and further that the installation of this device shall be under the responsible supervision of the applicant.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

106-55-SM

APPLICANT—The Masland Duraleather Co., owner.
SUBJECT—Application February 9, 1955—Masland Duran with fabric back, Quality 2785 (flame resistant upholstery fabric), approval of.
APPEARANCES—
For Applicant: Herbert Zeisler.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 106-55-SM
Subject: Masland Duran with Fabric Back, Quality 2785, approval of.

Masland Duraleather Co., Philadelphia, Pa., filed February 9, 1955 an application with the Board of Standards and Appeals for approval of the material known as Masland Duran with fabric back, Quality 2785, under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is a flameproof fabric to be used in places of public assembly.

Description

The material is a base fabric which is a woven fabric known as drill which is treated with an approved flameproofing compound to which a coating of plasticized and pigmented polyvinlchlorid resen is bonded. The weight of the material is approximately 18 ozs. per sq. yd.

Inspection and Test

Samples of the material were tested at the Better Fabrics Testing Bureau in accordance with the Flameproofing Rules

of the Board in the presence of Asst. Engr. J. A. Darts Committee on Test, I. J. Schmidt representing the applicant and W. H. Masterson of the laboratory.

There was no flashing or glow in any of the samples tested and average time of flaming was 1/3 of a second.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Masland Duraleather with fabric back Quality 2785 for use as a flameproof fabric under the provisions of the Flamproofing Rules of the Board.

Tests for each specific installation or retests thereof shall be made by the Fire Commissioner or by a laboratory approved by him, in accordance with the Flameproofing Rules of the Board.

The Committee further recommends that each container in which this material is marketed shall be labeled or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 106-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

315-55-SM

APPLICANT—Dragon Cement Co., Inc., owner.
SUBJECT—Application April 13, 1955—Dragon Air En-. trained Cements, Types IA, IIA and IIIA, approval of.
APPEARANCES—
For Applicant: Frank E. Moran.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 315-55-SM
Subject: Dragon Air Entrained Cement, approval of.

Dragon Cement Co., Inc., Northampton, Pa., filed April 13, 1955 an application with the Board of Standards and Appeals for approval of the material known as Dragon Air Entrained Cements, Type IA and IIIA under the provisions of C26-312.O.C.2 Administrative Building Code and the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is portland cement used in building construction.

Description

In the manufacture of air entrained cement, the applicant introduces an air entraining agent into the regular portland cement. The agent is added directly to the mill by means of feed pumps which insures a controlled amount of the agent and also a complete intermixing with the portland cement.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and samples of the Type IA and IIIA were collected, placed in containers and sealed. The sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of Air Entraining Cements adopted under Cal. No. 64-55-SR.

Both Types, namely Type IA and IIIA met the requirements. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Dragon Air Entrained Cement, Types IA and IIIA as manufactured at the applicant's plant at Northampton, Pa., as meeting the requirements of C26-213.0 Administration Building Code as superceded by the General Resolution adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legibly marked and that each bag or container shall be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 315-55-SM", including the type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

336-55-SA

APPLICANT—Charles Fuchs, for Metalmaster Corp., owner.
SUBJECT—Application April 19, 1955—Metalmaster Oil Burner and Silent Heet Distributing Corp., Oil Burner, Models A-1, A-2, A-3 and A-11, approval of.
APPEARANCES—
For Applicant: Charles Fuchs.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 336-55-SA
Subject: Metal Master Oil Burner Models #A1, A2, A3 and A11 also to be marketed as Silent Heet Distributing Co. Oil Burner Model A1, A2, A3 and A11, approval of.

The Metalmaster Corp. owner-manufacturer filed April 19, 1955 an application with the Board of Standards and Appeals for approval of the Metal Master Oil Burner Models #A1, A2 A3 and A11, also to be marketed as Silent Heet Distributing Co. Oil Burner Models A1, A2, A3 and A11 under the provisions of C19-57 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A gun type oil burner for demestic and commercial use.

Description

These are domestic gun type oil burners with a firing range from .5 to 3.75 gph over four models. These oil burners have been designed for use with either flange or base mounting. The same mounting brackets are used for both base and flange mounting by merely changing their position on the housing, providing for maximum flexibility. When flange mounted, the burner may be moved in or out of the furnace or boiler on the supporting rods giving complete adjustability and facilitating removal of the burner when necessary for service. Accessability to the electrode assembly is through the rear of the burner by removing the backplate. The junction box is an integral part of the housing. The housing itself is of precision die cast aluminum. The burner has been approved by the Underwriters Laboratories Misc.

Pet. 2431. The models differ as to capacity; model A11 is from ½ to 1 gal. per hour. Model A1 from ⅗ to 1 3/10 gal. per hour, Model A2 from 1¼ to 2⅕ gal. per hour and Model A3 from 2 to 3¾ gal. per hour, the controls consist of a Minneapolis Honeywell T86 Thermostat, RH 17 Protecto relay and LA 4006 aquastat. The pump is a Webster or Sunstrand. The transformer is a Union Electric primary and 10000 volts secondary.

Inspection and Test

A model of this burner was inspected and tested at the office of the applicant 503 Coney Island Avenue, Brooklyn and found to operate as designed. The controls operated to shut off the burner in 90 seconds. There were no flarebacks or undue carbon deposit. Present at the test were Chief Engineer L. V. Huber of the Committee on Test and Charles Fuchs representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Metal Master Oil Burner Models #A1, A2, A3 and A11 for use in New York City in domestic and commercial installations with fuel oil not heavier than #2 U. S. Dept. of a Commerce standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided each burner has a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 336-55-SA." It is further recommended that the burner be permitted to be marketed as the Silent Heet Distributing Co. Oil Burner, Models A1, A2, A3 and A11 under the conditions above set forth.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

396-55-SA

APPLICANT—Fitzgibbons Boiler Co., Inc., owner.
SUBJECT—Application April 29, 1955—Fitzgibbons Packaged Boiler Unit (Oil-fired), Models 39-59 to 304-464 inclusive, approval of.
APPEARANCES—
For Applicant: G. E. Olsen.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 396-55-SA
Subject: Fitzgibbons Packaged Boiler Unit (oil fired), Models 39-59 to 304-464 inclusive, approval of.

Fitzgibbons Boiler Company, Inc., New York filed April 29, 1955 an application with the Board of Standards and Appeals for approval of the Fitzgibbons Packaged Boiler Unit (oil fired), Models 39-59 to 304-464 inclusive under the provisions of Article 12, Chapter 26 Administrative Building Code and the Oil Burner Rules of the Board.

Purpose

The appliance is an oil fired boiler unit for low pressure heating operation.

Description

This is of steel two-pass horizontal fire tube Scoth Type Boiler, with a fully water cooled rear combustion chamber back, sides and top crown sheet requiring no refractory material and designed for a working steam pressure of not more than 15 psi gauge.

The boiler is fired with an approved horizontal motor driven rotary cup type burner complete with all accessories for automatic operation.

For light oil operation, the unit has included as an integral part, suction strainers, pressure and flow regulating valves, solenoid valve, gauges and thermometers.

For heavier oil the unit includes an electric burner mounted fuel oil preheater with the required controls and an approved fuel oil preheater. This preheater is provided in addition to and connected before the electric preheater.

The unit is equipped with a complete control system which includes magnetic motor starting switches with thermal overload and undervoltage protection, a low water cut-off constructed as an integral part of the water column and a probe type low water control, operating in series for low water protection.

The oil burner controls produce a sequence of boiler operation by a combustion programming relay. Operation of this relay is governed by a pressure actuated excess pressure limit switch, flame failure protective device of the scanner type and the low-water cut-offs.

The programming relay is so arranged that it automatically delays burner operation while allowing the fan to scavenge the boiler passes of combustion gases in the event of flame failure or other boiler stoppages.

A flame failure or low water will cause the burner to shut down on safety. As a safety measure it is necessary to reset the system manually before the burner can return to automatic operation.

To prevent operation of the burner without adequate mechanical draft, an air pressure switch for interlocking the blower with the burner is provided.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test and it was noted that the burners used in the construction of the unit are approved by the Board for the type of duty intended.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Fitzgibbons Packaged Boiler Unit (oil fired), Models 39-59 to 304-464 inclusive, for use in New York City when constructed in accordance with this report and installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code and the Oil Burner Rules of the Board on condition that the unit bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 396-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN. A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

397-55-SA

APPLICANT—Fitzgibbons Boiler Co., Inc., owner.
SUBJECT—Application April 29, 1955—Fitzgibbons Gas Boilers, Series 770, Models 77G1-E, F, EP, EPT, FPT, 77G2-E, F, EP, EPT and FPT, approval of.
APPEARANCES—
For Applicant: G. E. Olsen.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 397-55-SA
Subject: Fitzgibbons Gas Boilers, Series 770, Models 77G1-E, F, EP, EPT, FPT, Models 77-G2-E, F, EP, EPT, and FPT, approval of.

Fitzgibbons Boiler Company, Inc., New York, filed April 28, 1955 an application with the Board of Standards and Appeals for approval of the Fitzgibbons Gas Boilers, Series 770, Models 77-G1-E, F, EP, EPT, FPT, Model 77-G2-E, F, EP, EPT and FPT under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas fired hot water heating boiler for residential heating.

Description

The difference between the 77-G1 and the 77-G2 is the number of tubes, the G2 having 15 flue tubes and the GI having 9.

The shells are fabricated of ¼ inch flange steel and the heads and crown of 5/16 inch flange steel. The tubes are of 12 gauge seamless steel, electric welded tubing. The boilers are constructed in accordance with ASME Low Pressure Heating Boiler Code requirements and are Hartford Inspected.

The burner is a single port inshot type burner and is factory assembled and installed on the boiler. The bottom flame spreader plate is of 16 gauge stainless steel and the flame spreader baffle before the main burner port is 4% chrone cast iron. The venture tube is a gray iron casting.

The boiler is encased in either a flush or enclosing jacket. The suffix letter "F" in the model designation indicate Flush; "E" indicates enclosing jacket; this jacket is of 20 gauge steel with a 1" insulating blanket. The boiler may be provided with a coil for domestic hot water supply and that unit is designated by the suffix letter "T".

The controls consist of the following: Gas pressure regulator, automatic gas control valve, pilot safety control, valve, manual gas shut-off valve, manual pilot valve, low voltage transformer, either a immersion limit control and when the coil is included a flow regulator is included with the unit.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test. The appliance has been approved by the American Gas Association under 4-1326.001 and 4-(1326.1 & 1.0).001.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the Fitzgibbons Gas Boilers Series 770, Model 77-G1-E, F, EP, EPT & FPT and Model 77-G2-E, F, EP, EPT & FPT for use in New York City when installed in accordance with the requirements of Article 12, Chapter 26 on condition that the appliance bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 397-55-SA," and further that all ports and orifices shall be maintained for the type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

709-50-SA

APPLICANT—The Weber Dental Manufacturing Co., owner (Dental Equipment Specialists, Inc., agent).
SUBJECT—Application for consideration—recinding the resolution reopening of June 2, 1954 in view of filing of same equipment under Cal. No. 921-54-SA—Weber Dental Manufacturing Co. Dental Units, Models H and J; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Reopening of June 2, 1954 rescinded, in view of the filing of a new application under Cal. No. 921-54-SA covering the same subject.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

491-43-S—Vol. II

APPLICANT—Irving Adelsohn, for Veg Packaging Corp., owner.
SUBJECT—Application for consideration—reopening as to amendemnt to omission of vestibule of stair on second floor—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. west of Sullivan street, Block 540, Lot 17, Borough of Manhattan.
APPEARANCES—
For Applicant: Irving Adelsohn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1
THE RESOLUTION—
WHEREAS, under date of November 9, 1943 under Cal. No. 491-43-S, Vol. I, the Board granted a variation in the application of the Labor Law as cited in a decision of the borough superintendent on Alt. Applic. 899-43, objections 1 and 4, so as to accept the existing stairway with an occupancy of not more than 15 persons on the 2nd floor; that the existing ramp be continued provided that there is a fireproof, self-closing door at the foot thereof and the ramp is enclosed with fireproof material from floor to ceiling on the 1st story; that the exit passageway from the rear stairway be maintained enclosed in approved fireproof material; that the existing vent shaft be maintained enclosed in masonry; that the main stairway be carried to the roof and the rear stairway shall be a double rung iron ladder for access to roof through a scuttle equipped with an easy opening scuttle device, and that such variance should continue for a term of five years; that the term of such variance was extended by the Board under date of December 21, 1948 for an additional term of five years; and

WHEREAS, under date of June 1, 1954 the applicant requested reopening of this appeal so as to amend the resolution to remove the limit on the term of the variance and stated that it was proposed to include the exit conditions by erecting a fireproof vestibule on the 2nd floor at the front stairs so that the exit door will not obstruct the landing and stated that the existing 11 ft. by 12 ft. fireproof door at the foot of the ramp on the 1st floor had been made stationary and a new 3 ft. 9 in. by 6 ft. 10 in. fireproof self-closing door installed at the foot of the ramp; that the occupancy of the 1st floor was to be limited to 30 persons; and

WHEREAS, this appeal was reopened by a vote of the Board June 8, 1954 as Cal. No. 491-43-S, Vol. II, to consider such request by the applicant; and

WHEREAS, under date of February 1, 1955 the Board modified objections 2, 3, 4 and 5 issued by the borough superintendent May 13, 1954 on Alt. Applic. 531-54 so as to permit the conditions substantially as proposed and continued the term of the variance for a term of five years expiring June 8, 1959; and

WHEREAS, under date of March 18, 1955 the applicant requested reopening of this appeal to consider a new decision and for amendment of the resolution so as to omit the requirement for a new fireproof vestibule at the front 2nd floor stairs; and

WHEREAS, the decision of the borough superintendent dated May 16, 1955 on amendment to Alt. Applic. 531/54 reads:

"6. Proposed omission of enlargement of landings of 2nd floor stairs is contrary to Cal 491-43-S BSA."

and

WHEREAS, the applicant now contends that a variance was granted by the Board November 9, 1943 for a term of five years and extended for an additional term of five years on December 21, 1948; that in both of these instances the terms of the variance did not call for a vestibule at the front 2nd floor stairs; that the proposal to erect such a vestibule was voluntarily made by the applicant to induce the Board to remove the five year limit on the term of the variance; and

WHEREAS, the applicant now requests that the Board permit the maintenance of conditions substantially the same as the conditions under which the original variance was granted by the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1943, as thereafter *amended* by resolutions adopted through February 1, 1955, by adding thereto:

"that the vestibule on the second floor front stair to the west as formerly proposed to be constructed and required may be omitted as now shown on revised plan marked "Received May 24, 1955", (4 sheets), *on condition* that in all other respects the resolutions above cited shall be complied with."

392-48-A—Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant. E. Augustus Acker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 28, 1954, on Alt. App. 1254/47, reads:

"1. Proposed plans are contrary to B.S. A. 392-48-A and should be referred to the Board for further consideration.

2. Exits and stairs are contrary to Sec. 270 L.L."

and

WHEREAS, the applicant states the building in question located at rear of lot is 1 story, 15 feet in height, 25 ft. by 47 ft. 2 in. in area, Class 3 construction, erected in 1947 on a lot 25 ft. front by 100 ft. in area, in an unrestricted use, A area, Class 2 height district, used and occupied since 1950: Basement—factory, 6 persons; and

WHEREAS, Violation #3184/54 issued by the Borough Superintendent July 14, 1954, reads:

"You will please take notice that there exists a violation of Section C26-178.0 of the Code, at the premises above described, in that

Maintaining premises contrary to Alt. 1254/47 and B.S. & A. Resolution 392-48-A in that:

1. Lot line windows not fixed sash.
2. Arrangement of toilet rooms changed.
3. Skylights do not have ventilators.
4. Ramp in passage too steep in grade.
5. No exit lights.
6. Wood partitions erected, not shown.
7. Stairs at front not as shown.

Supersedes Viol. 4852/53.

Remedy:

Comply with Alt. 1254/47 and the Bd. of Standards and Appeals resolution."

and

WHEREAS, the applicant states the owner did not abide by the resolution adopted by the Board in Vol. I of Cal. No. 392-48-A; that the owner has since died and this appeal is made in behalf of his widow; that the alterations necessary to put the building in legal order are not very involved; that revised plans have been filed with this appeal, showing the proposed changes which will meet the requirements of the resolution adopted by the Board; and

WHEREAS, the applicant states the proposed changes consist of ventilating the existing skylights, making existing windows stationery, rearranging exterior stairs and changing use of building for factory employing not over 6 persons; and

WHEREAS, the applicant states the building has been vacant for over three months; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the building was locked up; the committee is of the opinion after careful study of the requirements of the resolution granting the variance in 1948 that it ought to be complied with, and recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1254/47, Objections No. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silveriox Falconieri, owners.

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 8 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1955, by adding thereto:

"that the decision of the Borough Superintendent rendered June 14, 1955, as to Item 8, may be modified only so far as it requires a consent filed by the owner of the adjoining property for the continuation of the exit ladder from the parapet to the rear extension of adjoining premises; that in all other respects the resolution above cited shall be complied with." (Alt. 858/53)

743-54-A

APPLICANT—Siegel and Green, for Ginzco Realty Corp., owner (Palace Hotel Corp., lessee).

SUBJECT—Application September 8, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for varia-

tion of sections 30, 31 and 32 of the Multiple Dwelling Law re height of ceiling, etc.

PREMISES AFFECTED—313-315 Bowery, east side, 90 ft. 2 in. south of East 2nd street and 5-7 Extra place, 2nd floor, Block 457, Lot 5, Borough of Manhattan.

APPEARANCES—
For Applicant: Max Siegel and Maurice Schiffino.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1954 on Amendment to Alt. App. 860 of 1953 reads:

"A1 Reconsideration denied. The plans approved with Alteration Application 2214/45 indicates that the 2nd Sty was to be used as an open dormitory, sitting room and office. A violation is now on record in the Division of Housing for the illegal installation of cubicles. Cubicles are not permitted under the provisions of Secs. 30, 31 and 32 of the M.D. Law. Further, subdivision 6 of Sec. 66 MD law reads as follows, "Existing cubicles complying with all other provisions of this section may be maintained, provided the top of the enclosure of every cubicle is at least two feet from the ceiling. Any rearrangement of existing cubicles that may be made necessary by the provisions of this section shall be lawful. Cubicles authorized by this section shall not be considered rooms or alcoves but parts of the rooms in which they are constructed."

and

WHEREAS, the applicant states the building is four stories, 48 ft. in height, 50 ft. 11 in. front by 165 ft. 7 in. in depth, at street level, 50 ft. 11 in. by 139 ft. 3 in. in depth at typical floor level, of class 3 construction, erected prior to 1916, located on a lot 50 ft. 11 in. front by 165 ft. 7 in. in depth in an unrestricted use, B area, Class 2 height district; and used and occupied since 1935: Cellar—boiler room and storage; 1st floor—stores, 60 persons; 2nd floor—sitting room, offices, lodging house, 69 persons; 3rd floor—lodging house, 130 persons; 4th floor—lodging house, 130 persons; and

WHEREAS, the applicant states that the building is equipped with a one-source sprinkler system and an approved interior fire alarm system; there are two interior stairs of steel construction, enclosed in terra cotta blocks equipped with fireproof self-closing doors; stairs No. 1 is 44 in. in width and stair No. 2 is 66 in. in width; both stairs lead from roof bulkhead direct to street; and there is one fire escape on the rear of the building extending to roof by ladder and to street by ladder; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Certificate of Occupancy #33770, issued March 5, 1948, upon completion of work under Alt. App. 2214 of 1945 describes the building as an heretofore erected existing Class B lodging house and permits the following use and occupancy; Cellar—boiler room and storage; 1st floor—2 stores, 60 persons; 2nd floor—dormitory, 77 beds, sitting room and offices, 110 persons; 3rd story—dormitory, 112 beds and 18 cubicles, 130 persons; 4th floor—dormitory, 112 beds and 18 cubicles, 130 persons; and this certificate contains the statement that the sprinkler was approved by the plumbing division January 8, 1948; that the watchman's time detector was approved by the Fire Department March 1, 1948, and the fire alarm was approved by the Fire Department February 10, 1948; and

WHEREAS, violation No. 3368 of 1953 was issued June 12, 1953, for erecting wood cubicles on the second story without plans or permits from the department; and

WHEREAS, prosecution of the owner in the Court of Special Sessions for the County of New York was set down for trial on October 5, 1954; and

WHEREAS, the applicant states that this an appeal to review the decision rendered by the Borough Superintendent and obtain a proper interpretation and the application of certain sections of the Multiple Dwelling Law relating to cubicles in an existing lodging house; and

WHEREAS, the applicant states that the building was converted to lodging house use under Alt. App. 3111 of 1934, under an approval issued by the Department of Buildings after review by the Board of Buildings under Cal. No. 239-34-A, which approval was upheld on appeal to the Board of Standards and Appeals under Cal. No. 41-35-A, the decision upon which was sustained by the Court in the matter of Lyon v Murdock; and

WHEREAS, the applicant contends that the conversion of the building to lodging house purposes in 1934 was subject to the then existing building Code which has since been superseded by the Administrative Building Code adopted in 1938, that likewise the conversion was subject to the present provisions of the Multiple Dwelling Law as it existed in 1934, which has been amended from time to time, particularly by the addition of Section 66 applying exclusively to lodging houses; and

WHEREAS, the applicant states that after completion of the alteration of the building for lodging house purposes, Certificate of Occupancy #20779 of 1935 was issued based on Alt. App. 3111 of 1934; that under Alt. App. 2214 of 1945, filed pursuant to the requirements of the then amended Section 13 of the Multiple Dwelling Law (now Section 66) the building was made to comply with certain mandatory sections of the amended law, which among other things, required a fire escape and a 100 per cent sprinkler system with central station alarm interconnected with the interior fire alarm system, and upon completion of the mandatory alteration Certificate of Occupancy #33770 was issued; and

WHEREAS, the applicant contends that prior to the amendment of Section 13 of the Multiple Dwelling Law in 1944 a Section of the open dormitories on each of the 3rd and 4th floors was converted to 18 cubicles on each floor and was so indicated on Alt. App. 2214 of 1945 and the subsequent Certificate of Occupancy #33770; and

WHEREAS, the applicant contends that existing wooden cubicles were specifically permitted to be maintained in the 1944 amendment to Section 13 of the Multiple Dwelling Law which is now subdivision 2, (c) and Sbd. 6, of Sec. 66 of the Multiple Dwelling Law; and

WHEREAS, the applicant states that in 1953 the owner converted the 77 dormitory beds on the second floor to 69 cubicles, and Alt. App. 860 of 1953, filed for an approval to permit the continuance of these cubicles, which application resulted in the denial which is herein subject to review; and

WHEREAS, the applicant contends that the several sections of the Multiple Dwelling Law referred to in the Borough Superintendent's decision are not applicable if considered in the light of the Multiple Dwelling Law as amended to date and not as it existed in the years prior thereto; that in the absence of a specific prohibition against cubicles the legislative intent must be considered by the several later amendments specifically affecting lodging houses; that Sections 30 and 31 cited in the Borough Superintendent's decision refer to rooms; and

WHEREAS, the applicant contends that cubicles are not rooms within the meaning of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that Section 32 of the Multiple Dwelling Law, cited in the Borough Superintendent's decision, refers to alcoves; that subdivision 2 thereof specifically excepts cubicles permitted in lodging houses; and

WHEREAS, the applicant contends that subdivision 21 of Section 4 of the Multiple Dwelling Law specifically defines a dormitory and a cubicle; and

WHEREAS, the applicant states that the Multiple Residence Law, while not applicable to New York City indicates the legislative intent as to lodging house cubicles by its recent amendment to Section 1, subdivisions 12 and 31 by Chapter 860 of the laws of 1954; and

WHEREAS, the applicant further contends that lodging house standards have changed considerably in the past years

whereby cubicles are preferred over open dormitory beds; that the economic difference that existed in the past years no longer exist between open dormitory beds and cubicles; that cubicles are preferred from the standpoint of health and moral standards; that the additional fire protection required by the 1944 amendment to the Multiple Dwelling Law eliminates any potential hazard from cubicles; that the continuance of the cubicles in question can in no way be detrimental to public safety but will rather tend to improve the public health and welfare; that an approval will permit the operator to make beneficial use of his premises in a manner similar to that which now exists within the same building and will likewise permit maintenance of modern recognized standards for housing in lodging houses equal to that already existing in many other lodging houses throughout the city and will be well within the spirit and intent of the Multiple Dwelling Law; and

WHEREAS, the Board has reviewed the records of the Department of Housing and Buildings, before it, as to the uses of this building, and particularly the prior appeal before the Board, Cal. No. 41-35-A, and the court decisions rendered in connection therewith under Lyons v Murdock, and Matter of Ginzco Realty Corp. v Murdock et al; and the application of the requirements of law.

Resolved, that the decision of the Borough Superintendent acting on Amendment to Alt. App. 860 of 1953, Objection A1, dated August 24, 1954, as to the construction of cubicles on the second floor of this building, be and it hereby is *reversed*.

786-54-A

APPLICANT—American Gas and Electric Service Corp., lessee (Hudson and Manhattan Railroad Co., owner).

SUBJECT—Application October 11, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—30 Church street, west side, from Dey to Cortlandt streets, 18th floor; Block 61, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Stephen E. Davis.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, Order No. 5562-4, issued by the Fire Commissioner, September 10, 1954, reads;

"Before a permit to MAINTAIN OR OPERATE A REFRIGERATING SYSTEM may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with. (A4)

1. Remove the five (5) ton Worthington Air Conditioning Unit from hall on 18th Floor. Rule 4 of "Regulations Relating To the Use Of Freon Refrigerants".

2. Remove the above air conditioning unit and the water cooler from a refrigerating machinery room (18th Floor hall) which is not independently provided with means for adequate ventilation to the outer air. C19-99.0-b-1, Adm. Code." and

WHEREAS, the Fire Commissioner issued Order No. 23002, on October 7, 1954, reading as follows:

"1. Provide proper ventilation for Class C refrigeration unit on 18th floor as of C19-99.0-b-1."

and Order No. 154 on June 24, 1954, reading as follows:

"R1 Remove refrigerating system from Hall.

R3 Provide plate or permanently stamp on unit, name, quantity, and kind of refrigerant.

and on September 7, 1954, the Fire Commissioner issued the following decision:

"In reply to your letter of June 30, 1954, please be advised that the five ton Worthington air conditioning unit located in the 18th floor reception hall is in direct violation of rule 4 of the "Regulations Relating To The Use of Freon Refrigerants", which were published in The city Record of June 22, 1954.

"Rule 4 reads as follows: 'Except as otherwise provided in these rules, refrigerating systems employing F-11, F-12, Carrene-7, F-21, F-22, F-113 or F-114 *shall not be installed or maintained in or on the stairways, halls, lobbies, entrances, exits or auditoriums of any building,* provided that Class C hermetically sealed unit systems containing not more than four (4) pounds of F-12 may be installed and maintained where such systems do not obstruct any means of egress. In lieu of a Class C hermetically sealed unit system as provided in this section a system (drink dispenser) containing not more than four (4) of refrigerant may be installed and maintained provided all fittings on the compressor and receiver are soldered and further, provided it is located where, (1) there is sufficient ventilation, (2) there is no open flame, and (3) it does not obstruct a means of egress. Servicing or repairs on the refrigerating unit shall not be made on location.'

"Be further advised that both the above unit and the water cooler located in this 18th floor reception hall are also in violation of Section C19-99.0-b-1 of the Administrative Code which states; "Each Class A, B and C refrigerating machinery room of any system shall be independently provided with means for adequate ventilation to the outer air. The ventilation shall consist of a window or windows opening directly to the open air, or mechanical means capable of exhausting the foul air from the room."

"In view of the foregoing, orders will be issued to discontinue the maintenance of these two units in the 18th floor reception hall. The order may be appealed within thirty days from the date of issuance to the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan."

and

WHEREAS, the applicant contends with respect to the five ton Worthington air conditioning unit located in a private reception room on the 18th floor that Section C19-98.0-f provides that it shall be unlawful to install or maintain a refrigeration system employing an irritant or inflammable refrigerant in or upon the stairways, halls, lobbies, entrances, exits or auditorium of any building, and Rule 1 of the Fire Department Regulations Relating To The Use Of Freon states that refrigerant F-12 is non-inflammable and not-irritant, and that Rule 4 of such Fire Department Rules provides that refrigeration systems employing F-12 shall not be installed in halls, lobbies, entrances or exits and is, therefore, inconsistent with Section C19-98.0-f of the Administrative Code as the refrigerant F-12 is neither an irritant nor an inflammable refrigerant; that the Worthington Air Conditioning Unit is not located in or on a stairway, hall, lobby, entrance, exit or auditorium; that it is located in a private reception room, which is not open for public use, and is part of the leased property of the applicant's offices; that the refrigeration system involved is a hermetically sealed unit containing 12 pounds of F-12; that the room in which it is located has volume of 11,400 cubic feet; that the maximum amount of F-12 that can be safely used in one thousand cubic feet is 31 pounds; that Rule 3 of the Fire Department Regulations authorizes 25 pounds of F-12 for each 1,000 cu. ft. of occupied space; it is therefore obvious that the unit is free from hazard of any kind; and

WHEREAS, the applicant contends as to the water cooler in question that it contains less than 4 pounds of F-12; that under Rule 4 of the Fire Commissioner's regulations it is located in a place where there is sufficient ventilation and there is no open flame or obstruction of egress; and

WHEREAS, the applicant has filed approval of the owner, stating it has no objection to the continuation of this refrigerating machinery in the elevator lobby of the 18th floor under lease to applicant.

Resolved, that the decision of the Fire Commissioner, dated September 10, 1954, as expressed in Order #5562-4, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuation of the refrig-

erating systems now located and in use in the elevator lobby on the 18th floor occupied by the American Gas and Electric Service Corporation, as proposed and shown on plans marked "Received October 11, 1954", (1 sheet) and "July 8, 1955", (1 sheet), *on condition* that such space shall be ventilated by ducts carried through to a window to the outer air, as proposed on such plans to the satisfaction of the Fire Commissioner.

90-55-A

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.

SUBJECT—Application February 8, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—317 East 67th street, 316 East 68th street, and 1278-1292 2nd avenue, east side, from East 67th to East 68th streets, Block 1442, Lot 1, Julia Richman High School, Borough of Manhattan.

APPEARANCES—

For Applicant: Max G. Rome and Bela C. Alexy.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, Fire Department order (Acct. No. H.S. 112.01) issued June 30, 1953, reads:

"Inspectors of this department report that the following hazardous conditions were found to exist at the above premises.

"1. Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals. Sec. 280-1, Art. 28, Ch. 6. Code of Ordinances."

and

WHEREAS, this order was referred to in a decision of the Fire Commissioner dated January 12, 1955; and

WHEREAS, the applicant states the building is 6 stories, 118 ft. in height, 330 ft. by 200 ft. 10 in. in area, of fireproof construction, erected in 1924 and occupied since as a high school with an occupancy of 11,288 for which Certificate of Occupancy #8582/24 was issued September 29, 1924; and

WHEREAS, the applicant states the building is equipped with a fire alarm telegraph box located adjacent to the principal's office and an interior fire signal system by which the occupants may be summoned to evacuate the building in the event of a fire; that this equipment is used in training students in rapid dismissal drills under competent supervision of the teaching personnel; that in those rooms in the building which have even remotely hazardous occupancy, automatic sprinklers are provided such as in auditorium stage, dressing rooms, store rooms, paper chutes, etc.; that the building is completely equipped with fire extinguishers as required and approved by the Fire Department, conveniently located throughout the building for ready use by the teaching staff in event of necessity; that since the Fire Department responds within a matter of minutes after receipt of alarm and since the personnel is not trained to handle fire hose and the Fire Department uses its own hose coupled to hydrants and pumpers, the installation of a standpipe system in this building is unnecessary and would require an unwarranted expenditure of funds; that the Board of Education receives a limited amount for maintenance of schools and any diversion of these funds would create serious hardships resulting in a possible breakdown in the maintenance of school properties; that it is therefore requested that in view of the precautionary means already installed, that favorable action be taken on this appeal; and

WHEREAS, an examination of Fire Department folder #H.S. 112.01 indicates that on October 28, 1924, a recommendation was made by the company commander that an approved wet standpipe system be installed as required by law; and that this order apparently was not issued by the Fire Department as recommended in view of the fact the Board of Aldermen had pending in committee an amendment to Section 581 of the Building Code exempting schools from the requirements for standpipe system; and

WHEREAS, on March 21, 1935, it was again recommended by an inspector in the Division of Fire Inspection that an order be issued requiring the installation of a 4-ins. standpipe system in the building; and on April 9, 1935, an unnumbered order was issued by the Division of Fire Prevention of the Department of Buildings stating that inspectors of the Division of Fire Prevention report hazardous conditions and recommended that in order to make safe the premises an approved standpipe system be installed as required by Section 580.1 of the Code of Ordinance; and

WHEREAS, on October 28, 1949, the Deputy Chief of Staff and Operations of the Fire Department in command of the Division of Combustibles and Fire Prevention advised the Borough Superintendent of the Department of Housing and Buildings that the building exceeded five stories and was not provided with a standpipe system as required by Chapter 26 of the Administrative Code;

On October 6, 1949, it was recommended by the Deputy Chief in command of the Division of Fire Prevention that the order had not been complied with and was applicable but enforceable by the Fire Department as the Department of Housing and Buildings had jurisdiction in structural orders and recommended that the order be rescinded and the order was marked "rescinded";

On April 17, 1953, the Company Commander recommended to the Chief of Department that a standpipe system be installed in accordance with Section C26.1381.0 of the Administrative Code, and on June 30, 1953, the unnumbered order which is now the subject of this appeal was issued; and

WHEREAS, the premises was inspected by a committee of the Board and in the opinion of the committee the objection raised at this time is more or less technical; and

WHEREAS, the Board has not investigated the question as to whether the standpipe system was or should have been required when the building was erected about 1924 and deems that as long as the standpipe system was not installed at that time there presumably was sufficient reason for not installing it; that the building is a relatively low building and because of the occupancy as a school has no excessive amount of combustible or inflammable material.

Resolved, that the decision of the Fire Commissioner, acting on Order #(Acct. No. H.S. 112.01) be and it hereby is *modified* and that the appeal be and it hereby is *granted*.

286-55-A

APPLICANT—Joseph Lau, for 2338 Third Avenue Corporation, owner.

SUBJECT—Application April 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2338 Third avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 4, 1955 on Amd. to Alt. App. 1152 of 1953 reads:

"6—Means of egress should comply with Section 27 of the Labor Law including cellar. Fire escape not acceptable."

and

WHEREAS, the applicant states the building is six stories 80 ft. in height, 49 ft. 11 in. front by 100 ft. in depth, class 3 construction, erected 1890, located on a lot 49 ft. 11 in front by 100 ft. in depth, in an unrestricted use, B area Class 1½ height district, and used and occupied since 190

as follows: Cellar—metal and carpentry shop, ten persons; 1st floor—metal shop, 8 persons; 2nd floor—shoe factory, 27 persons; 3rd floor—dress factory, 25 persons; 4th floor—dress factory, 37 persons; 5th floor—furniture shop, ten persons; 6th floor—handbag factory, 25 persons; no change in use or occupancy is now proposed; the building is provided with one two-source sprinkler system throughout, fed by a 10,000 gallon gravity and 7,500 gallon pressure tank, there is an approved interior fire alarm system in the building; the building is provided with one 48 in. wide interior wood stairs enclosed in partitions of studs covered both sides with metal lath and cement plaster; stairhall leads direct to street and to roof bulkhead; stair doors are metal, self-closing; in addition there is an exterior stairs on the East 127th Street front, extending to roof by stairs and to street by counterbalanced stairs, window and door openings on the course of the exterior stairs are fire-proof self-closing; and

WHEREAS, the applicant states the building was erected under N.B. App. 860 of 1890, as a store, and altered under Alt. App. 316 of 1895 which indicated the following live load: 100 lbs. on the first floor, 110 lbs. on the second floor, and 180 on each of the third, fourth, fifth and sixth floors; that under Alt. App. 173 of 1902 the building was indicated to be used for stores and lofts; that under Alt. App. 889 of 1927, filed to install a sprinkler system, the use of the building was indicated as factory and stores; that under Alt. App. 1757 of 1934 the building was indicated to be used as a factory; that the building is now used as a factory and occupied by one tenant on each floor; and

WHEREAS, the applicant states that the primary means of egress consists of a three ft. eight inch and a 4 ft. wide wood stairway enclosed in partitions of stud covered both sides by metal lath and cement plaster with all openings protected by fireproof self-closing doors, 3 ft. 4 ins. to 3 ft. 6 ins. in width; that this stairway is sprinklered throughout as is the entire building; that the stairway leads from the street to roof by means of a stairway bulkhead; that the secondary means of egress is an exterior fire stair 5 ft. wide from sixth floor to the second floor, and by means of a counterbalanced 5 ft. wide stair to the street; that these exterior stairs are screened with 6 ft. high screens; that the stairs are constructed with 7½ in. risers and 9 in. treads with 2 in. overlap; that access to this exterior stairs at each floor is by means of two 2 ft. 6 in. wide doors opening out; that windows on the course of the fire escape are fireproof self-closing; that there is an approved fire alarm system, and exit signs and lights have been provided; and

WHEREAS, the applicant states that it is now proposed to remove the existing 2 ft. 4 in. wide wood stairs which is enclosed in wood partitions and to install a 2 ft. 6 in. wide iron stairway enclosed in fireproof partitions as a primary means of egress from the cellar; that the secondary means of egress from the cellar is a 3 ft. 2 in. wide stairway leading to an office on the first floor; that this stairway will be enclosed in 4 in. terra-cotta partition equipped with fireproof self-closing door and the door from the office on the first floor to the street will be changed to swing out thus providing a good secondary egress; that on the second floor the exit to the fire stair is close to the primary means of egress and it is proposed to install an iron fire escape balcony with a 4 ft. wide counterbalanced iron stairway to the street; that two 2 ft. 6 in. by 7 ft. doors will be provided to the fire stair at the easterly point of the second floor on East 127th Street front so as to be as remote as possible to provide an additional exit; that it is proposed to install an additional hand rail on the north side of the exterior iron stairway; that on the Third avenue side of the building it is proposed to install an iron platform to connect with the exterior stairs thus extending the present exterior stairway to the roof by means of a new 4 ft. wide double hand rail stair of standard treads and risers leading to an iron platform opening through the cornice at the roof level; that on the second and third floors the door opening to the primary means of egress obstructs the stairway; that it is proposed to install a vestibule constructed of studs covered with rock lath and cement plaster, both sides, equipped with fireproof self-closing doors and exit signs over; that the exit doors will not then obstruct the main stairway; that on the first, second and third floor public hall stairs the wood wainscoting, six inches high, will be removed and the areas covered with rock lath and cement plaster; that the sub-standard fire escape at the southwest corner have 70° double rung ladders from roof to cellar level, thence through doors to the main stairway, thence up a two foot four inch wide new iron stairway to the main hall at the first floor which opens to 127th Street; that this existing sub-standard fire escape will be repaired and placed in good condition; that all exits will be kept clear and accessible; that all exit doors will be self-closing, provided with illuminated exit signs; that safe termination of the rear fire escape will be provided through the primary means of egress in the cellar to the street at first floor; that cellar floor will be covered over at the rear of stair way to level off over existing sewer pipes; that additional egress by counterbalanced 4 ft. wide stairway will be provided from second floor east; that fire drills will be maintained and fire alarms and gongs will be maintained in good order; that the sprinkler system will be maintained; that all exit signs and lights will be placed in proper working order; that only one tenant will be permitted to occupy each floor.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1152-53, Objection No. 6 and that the appeal be and it hereby is *granted, on condition* that the means of exit from the cellar shall be provided, as indicated on revised plan marked "Received April 11, 1955", (10 sheets) showing present conditions and (10 sheets) showing proposed conditions; that exits from the upper floors may be as proposed and shown on such plans, including the interior stair enclosed and exterior fire escape with counterbalanced ladder to the street with holding lever left free working without wiring or other fastening; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the two-source sprinkler system and fire alarm systems shall be continued and maintained to the satisfaction of the Fire Commissioner, together with the gravity and pressure tanks feeding such system; that the interior fire alarm system shall be maintained in accordance with the requirements therefor; that the building shall not be increased in height or area; that the number of occupants on the stories above the first shall be as permitted for the primary means of exit with due credit for the sprinkler system.

322-55-A

APPLICANT—Joseph Lau, for Third Estates, Inc., owner.
SUBJECT—Application April 19, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—202-204 East 19th street, south side, 50 ft. east of 3rd avenue, Block 899, part of Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph Lau.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 18, 1955, on amendment to Alt. App. 1734/54, reads:

"Means of egress from all floors including the cellar and 1st floor should comply with Section 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 10 stories, 126 feet in height, 50 ft. by 92 ft. at street floor, 40 ft. by 92 ft. in area at typical floor, of fireproof construction, erected in 1916 on a lot 50 ft. by 92 ft. in area, in a business and residence use, B area, Class 2 and Class 1½ height

district, used and occupied since 1916 as follows: Cellar—cardboard and paper box manufacturing, 5 persons; 1st floor—same, 12 persons, mezzanine—storage and office, 5 persons; 2nd floor—paper box manufacturing, 17 persons; 3d floor—paper box storage, 2 persons; 4th floor—silk screen painting, 9 persons; 5th floor—doll wig manufacturing, 7 persons; 6th floor—manufacturing furniture and upholstering, 13 persons; 7th floor—storage of leather jackets, 2 persons; 8th floor—storage of lens, 6 persons; 9th floor—grinding of lens, 4 persons; 10th floor—sewing dresses, 38 persons. No change in use or occupancy is now proposed. The building is provided with an approved standpipe and sprinkler system throughout, an approved interior fire alarm system and regular monthly fire drills are maintained. The building has one fire tower, 3 ft. 8 in. wide, fireproof, fireproof enclosed, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street. There is one fire escape on rear leading from the roof to the adjoining 7 story building; and

WHEREAS, Certificate of Occupancy #28946 was issued by the Borough Superintendent May 6, 1942, to an existing building located in a business use district and permits the following use and occupancy: Cellar—storage, 10 persons; 1st floor—stores, 35 persons; 2nd floor—showroom and factory, 40 persons; 3d story—bookstore, 60 persons; 4th floor—office and manufacturing, 60 persons, 5th and 6th floors—factory, 60 persons each; 7th floor—factory and office, 60 persons; 8th, 9th and 10th floors—factory, 25 persons per floor; and

WHEREAS, Certificate of Occupancy #8934 issued December 7, 1924, upon completion of work under Alt. App. 2436/23 permitted the following use: 1st floor—stores; 2nd floor—storage and offices; 3d to 6th floors—storage and offices, 7th to 10th floors—storage; and

WHEREAS, the applicant states the building was erected as an extension to #205-11 Third avenue and 201-9 East 18th street, which are entirely sprinklered and fireproof buildings ranging 6, 7 and 10 stories in height; that this building was erected under Alt. App. 2184/16 and certificate of occupancy #8934/24 issued; that under Alt. App. 2184/16 the exits were approved by the Department of Labor under its plan No. 882-1916, copy of which is filed with Alt. App. 2184/16; that 201-9 East 18th street, northeast corner of 3rd avenue has Certificate of Occupancy #28946 issued in 1942 for use as factory buildings and are all interconnected as to exit facilities; and

WHEREAS, the applicant contends that the building in question has a primary means of egress consisting of a 3 ft. 8 in. wide fireproof stair, enclosed in fireproof partitions, equipped with fireproof, self-closing doors at all openings; this stair leads from roof to street. The cellar also has a 3 ft. 8 in. wide stairway with fireproof enclosure, provided with fireproof self-closing doors and leading from cellar to the street; that the secondary egress from cellar, 1st floor, and including the 6th floor is by means of a fireproof, self-closing door opening to the fireproof hall in the 6 story fireproof sprinklered building at 203 East 18th street, thence by a 3 ft. 8 in. wide fireproof stairway leading from roof of 6 story building direct to street; that the cellar has a secondary means of egress into the same stairway, thence up and out to the street at 1st floor level; that the 7th floor exits direct to the roof at 203 East 18th street and thence through bulkheads through a fireproof 3 ft. 8 in. wide stairway directly to 18th street; that the 8th, 9th and 10th floors have a secondary egress by means of an exterior 3 ft. 8 in. wide iron stairway, enclosed in wire screening leading down to fireproof roof at 203 East 18th street, thence through bulkheads of the fireproof sprinklered stairway to the street; that all stairways are equipped with an approved system of standpipe and are sprinklered throughout; that all the buildings are fireproof; that only one tenant will occupy a floor; that no floor will be subdivided for separate tenancies; that it is proposed to extend the existing 3 ft. 8 in. wide iron standard stairway from 10th floor level to roof in order to have interconnection on fireproof roof with both means of egress; and

WHEREAS, the applicant requests the Board to accept this building for factory use as the exit facilities are adequate and the building is completely fireproof and sprinklered throughout; and

WHEREAS, the applicant states one tenant occupies the cellar, 1st floor and mezzanine for the manufacture of paper boxes; that the sprinkler and standpipe systems are fed from tanks on the building at #209 East 18th street in the same ownership.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. App. 1734/54, Objection No. 1 and that the appeal be and it hereby is *granted, on condition* that the means of exit shall be as proposed and as indicated on plans filed with this appeal, marked "Received April 19, 1955", (9 sheets), showing existing conditions and "Received June 8, 1955", (10 sheets), showing existing and proposed conditions and "Received April 19, 1955", (2 sheets), showing proposed conditions and proposed section, *on condition* that the rear screened stairway shall be continued to the 10th floor roof level of the building; that such stairway shall be so arranged as proposed as to be carried to the roof of the extension on 203 East 18th street and through the bulkhead to permit exit to 18th street by means of the existing stair; that the sprinkler, interior fire alarm and standpipe systems and monthly fire drills shall be maintained in accordance with the requirements therefor; that the number of occupants per floor shall not exceed that permitted for the primary means of exit, with due allowance for the sprinkler system; that the factory occupancy on any floor shall be arranged as to have available two means of exit therefrom; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

371-55-A

APPLICANT—Russell Colean, of York and Sawyer, Kiff, Colean, Voss and Souder, for Bowery Savings Bank, owner.

SUBJECT—Application April 19, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206-212 West 34th street, south side, 100 ft. west of 7th avenue, 209-211 West 33rd street, Block 783, Lots 33 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Aaron H. Shopis, Samuel M. Kurtz and E. G. O'Brien.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 6, 1955 on Alt. App. 466 of 1955 reads,

"1—Provide 3 hr. fire resistive stair enclosure from street to roof. Sect. C26-638.0 B.C.

"2—Provide two legal means of egress from Cellar. Sect. C26-271.0(3)

"3—Access of two means of egress should be provided for all tenants on a floor."

and

WHEREAS, the applicant states the building is 3 stories, 46 ft. 2 in. in height, 67 ft. 7¼ in. front by 197 ft. 6 in. in depth, of fireproof construction erected 1923 and 1948, located on a lot 67 ft. 7¼ in. front by 197 ft. 6 in. in depth, in a retail use, B area, Class 2 height district, and used and Occupied since 1923 and 1948 as follows: Celler—bank vault, storage, dining room and kitchen, 60 persons; 1st floor—banking space, 50 persons; mezzanine—mail room and bank offices; 2nd floor, in 206 to 212 West 34th Street, bank offices, one person; 2nd floor, in 209 to 211 West 33rd Street, bank

offices 30 persons; 3rd floor, 209 to 211 West 33rd Street—bank offices, 20 persons, and now proposed to be used and occupied as follows: Cellar—Vaults, storage, dining room and kitchen, 60 persons; 1st floor—banking space; mezzanine—mail room and offices in conjunction with bank, 3 persons; 2nd floor, in 206-212 West 34th Street, offices in conjunction with bank, one person; 2nd floor, in 209 to 211 West 33rd Street, offices in conjunction with 3rd floor, 30 persons; 3rd floor, in 209-211 West 33rd Street, offices in conjunction with 2nd floor; 30 persons; the building will be provided with five interior fireproof enclosed stairs 3 ft. 0 in., 3 ft. 10 in., and 4 ft. 0 in. in width, two of which run to roof bulkhead, all stairs lead direct to street;

WHEREAS, Certificate of Occupancy #6024 was issued March 19, 1923, to 206 to 212 West 34th Street, describing it as a fireproof business building, erected under N.B. App. 558 of 1921 and permitting the following use and occupancy—cellar; vault, storage and boiler room, one person; 1st floor: banking room—25 persons; mezzanine—director's room, 2nd floor—clerking space, one person; and

WHEREAS, existing Certificate of Occupancy #34218, issued June 30, 1948 to premises 209-211 west 33rd street and 206 to 212 west 34th street, upon completion of work under Alt. App, 2153 of 1945, as permitted by the Board under Cal. No. 40-46-BZ, and 481-46-A permits the following use and occupancy: sub-cellar—to remain unoccupied; Cellar, vaults, storage and recreation quarters, 60 persons; 1st floor—banking space, 50 persons; 2nd floor—offices, 30 persons; 3rd floor—offices, 20 persons; and contains the note that such Certificate covers only the 33rd Street wing of the building; and

WHEREAS, the applicant states that the building consists of a two-story and mezzanine, class one structure, fronting on West 34th street, erected in 1923, and a three-story addition of class one construction, fronting on West 33rd street, erected in 1948; that the building was formerly owned and occupied by the North River Savings Bank and is now owned and occupied by the Bowery Savings Bank; that with the consolidation of the two banks space on the second and third floors of 209-211 West 33rd street has become excessive for banking purposes and, therefore, has been separated from 206-212 West 34th street, and it is proposed to be rented to a single tenant who will occupy both floors; and

WHEREAS, the applicant contends as to Objection No. 1 issued by the Borough Superintendent relating to stairs, Nos. 4 and 5, requiring such stairs to extend from roof to street, that stair No. 4 enclosed in 3-hr. enclosure from roof to street floor; that this stair serves the second floor with one occupant and the mezzanine level, with three occupants, and serves a one-tenant occupancy and is solely the use of the banking personnel above the first floor; that this stair enclosure now terminates at the rear of the banking floor and was originally approved and it is requested that the Board permit the existing condition to remain as there is no change in use from that of the original approval; that stair No. 5 is enclosed in a 3-hr. fire resistive enclosure from roof to second floor and from second floor to street floor; that at the street floor this stairs enters the vestibule enclosed with metal and quarter inch plate glass and structural glass door which opens into the bank; that this stair serves the second and third floors of 209 to 211 West 33rd street, which floors are occupied by one tenant; that these conditions were originally approved and it is requested that permission be granted to maintain them; and to permit the extension of the metal and quarter inch plate glass partition around the elevator on the first floor; and

WHEREAS, the applicant contends as to Objection 2 issued by the Borough Superintendent as to exits from the cellar through stairs Nos. 1, 2, 4 and 5 that stair No. 5 leads from the cellar up to the first floor vestibule and thence to the street; that stairs No. 1 and 4 leads from cellar to the tellers' work space on the banking floor; that stair No. 2 leads from the safe deposit department in the cellar to the public space in the first floor of the banking area terminating near the street entrance; that the conditions are as originally approved; that the location of these stairs is best suited for the control and flow of the public in an institution of this kind; that direct access to the street from any cellar stairs would defeat the control required and, therefore, permission is requested to retain the stairs as they now exist; and

WHEREAS, the applicant contends as to Objection 3, that access to the number of exits required are provided from each area of the building occupied by each tenant; that the tenant occupying the second and third floors of 209-211 West 33rd street will have access to stair No. 5 and to a horizontal exit leading to 213 Wet 33rd street, and both spaces on each side of the horizontal exit are occupied by the same tenant; that the balance of the building is occupied by the bank with the areas of the second floor and mezzanine in 206 to 212 West 34th street, each less than 2,500 sq. ft., and occupied by one person on the second floor and three on the mezzanine level and that with such small occupancy and such small floor areas one stairway is deemed sufficient and, therefore, permission is requested to retain the existing conditions as originally approved; and

WHEREAS, the applicant has filed with this appeal a copy of temporary Certificate of Occupancy #11003 issued May 4, 1926, for premises 213 West 33rd street, describing it as a non-fire proof business building altered under Alt. App. 1048 of 1923, and permitting the following use and occupancy—cellar: storage, 1st floor—store, 2nd floor—office and factory, 8 persons; 3rd floor—office and factory, 8 persons; 4th floor—office and factory, 8 persons, and contains the note that not more than 25% of floor area of the building is to be used for factory purposes; and

WHEREAS, the applicant states that Alt. App. 467 of 1955 has been filed for premises 213 West 33rd street in conjunction with the proposed occupancy to continue as a factory building and as a horizontal exit from 209-211 West 33rd Street with the same tenant occupying both sides of the horizontal exit.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 466 of 1955, Objections 1, 2 and 3, of April 6, 1955, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area beyond the present three stories; that the means of exit may be permitted for the second and third floors; that the second and third floors shall be occupied for offices only, as shown on plans filed with this appeal marked, "Received, April 19, 1955" (6 sheets), as corrected to show the correct numbering of the several stairs, and to include a fireproof partitions to connect the stair No. 5, where it is interrupted on the second floor, with partitions of fireproof construction complying with the requirements therefor; that as to the cellar that the exits as shown may be permitted based on the statement of the applicant that the cellar and first floor will be occupied throughout by the Bowery Savings Bank; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no manufacturing occupancy in either section of this building; that the horizontal exit, as shown on sheets 2 and 3 may be permitted provided such openings in the building wall shall be protected with protective opening assemblies as required by the Code; that in all other respects the requirements of all laws and rules applicable to the building and occupancy shall be complied with.

429-55-A

APPLICANT—Vico Battista, for M. Rosenzweig, owner (Owner Under Contract—Institute of Design and Construction, conducted by applicant).

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—309-313 Bridge street, east side, 135 ft. 2 in. south of Johnson street, Block 2047, Lot 7, Borough of Broooklyn.

APPEARANCES—

For Applicant: Vito P. Battista.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 20, 1955 on Alt. App. 1802 of 1955 reads:

"5. Proposed school in a building over 2 stories in height is contrary to 4.2.1 of A.C.

"7. Vestibule on first floor is a part of stair enclosure from 1st & 2nd floors and should have a fire resistive rating throughout (3 hrs. & ¾ hr. opening) 6/4/1.8.1.

and

WHEREAS, the applicant states the building is 2 stories, basement and attic, 40 ft. in height; 55 ft. 11 in. front by 75 ft. 9 in. in depth, erected 1852, located on a lot 75 ft. front by 100 ft. 3 in. in depth in an unrestricted use, B area Class 2 height district and used and occupied since 1949:—basement—stock and shipping room, 3 persons; 1st floor—office, finishing and pressing room, 8 persons; 2nd floor—processing room, 16 persons; for which Certificate of Occupancy #128188 was issued December 15, 1950 permitting the use of the building for the manufacturing of postcards; and

WHEREAS, the applicant states that it is now proposed to use and occupy the building as follows: basement—boiler room, storage, work room, drafting room and lounge, 94 persons; 1st floor—lecture room and office, 115 persons; 2nd floor—drafting studio and supply room, 83 persons; the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; there are 3 interior 3 ft. 8 in. wide fireproof stairs, masonry enclosed, equipped with fireproof ¾ hour self-closing doors, stair halls do not lead to roof bulkhead or direct to street; and

WHEREAS, the applicant states as to Objection 5, issued by the Borough Superintendent, that it is proposed to use the premises for a school of architecture, design and construction for adults; that there will be five exits from the basement, two exits from the first floor and two exits from the second floor; that the fire alarm system will be maintained; that all stairs and stair enclosures will be fireproof 8 in. masonry enclosed and be equipped with ¾ hour fireproof selfclosing doors; and

WHEREAS, the applicant states as to Objection 7 issued by the Borough Superintendent, that the ceiling under the vestibule will be fire retarded with rock lath and one inch cement plaster; that the boiler room will be re-located; that half of the space under the vestibule will be used for toilets with tile floors and walls and the other half will remain vacant; that from the vestibule into the first floor area it is proposed to install Herculite doors made of extruded aluminum and plate glass; and

WHEREAS, the applicant contends as to Objection 5, issued by the Borough Superintendent, that the ceiling of the second floor is only 5 ft. 6 in. above the legal allowance of 30 ft.; that the first and second floor stairhalls empty into a 2 story 24 ft. vestibule which opens directly to street by way of a 24 ft. wide monumental stairs; that the ceiling of the second floor is actually 29 ft. above this vestibule so that for all practical purposes the building is 29 ft. in height; that no drawing board will be located more than 68 ft. from the nearest exit on the second floor and not more than 32 ft. on the first floor and 32 ft. in the basement; that the side courts are wider than the legal requirements; that the building is completely detached and will be occupied by a single tenant; and

WHEREAS, the applicant contends as to Objection 7, issued by the Borough Superintendent, that the entrance and exit doors are of prime importance to a school of design; that the present school has Herculite doors which are now in place and will be reset in the building in question in place of the present wood vestibule doors; that the vestibule floor for all intents and purposes will be completely fire retarded; that all possible and recommended safeguarded necessary for the protection of the public will be provided; that there would be practical difficulty in providing fireproof construction in compliance with the Code; that the building has been used as a factory for a hazardous trade; that the building with its facade and historical background lends itself in a most fitting manner as a school of achitecture; and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1802/55, Objections 5 and 7, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the stair enclosure may be continued as existing; that additional means shall also be provided for exit from the cellar through the stairways, as proposed and as indicated on plans filed with this appeal, marked "Received May 27, 1955", (9 sheets); and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

456-55-A

APPLICANT—Joseph Mitchell, for The Archbishopric of New York, owner.

SUBJECT—Application June 8, 1955—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—453 Madison avenue, east side, 60 ft. north of East 50th street, Block 1286, Lot 24 and part of Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Mitchell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 26, 1955 on Alt. App. 889 of 1955, reads:

"1. 5th Floor may not be occupied as building exceeds the tabular height limit. Section C26-254.0 B.C."

and

WHEREAS, the applicant states the building is 5 stories, 77 ft. 6 in. in height, 29 ft. 9 in. front by 67 ft. in depth at street level, 29 ft. 9 in. front by 63 ft. in depth at typical floor level, of class 3 construction, erected 1883, located on a lot 29 ft. 9 in. front by 126 ft. 10 in. in depth in a restricted retail use, B area, class 2 and class 1¼ height district, used and occupied since 1951—cellar: storage and equipment room, no persons; sub-cellar: office and storage 1st floor—office, 7 persons; 2nd floor—offices, 6 persons; 3rd floor—offices, 5 persons; 4th floor—office, 7 persons; 5th floor—vacant and unoccupied; no change in use of occupancy is proposed, except for the fifth floor which will be used as a priest's dining room, with an occupancy of 40 persons; the building is provided with one interior stairs 3 ft. 3 in. wide, of fire proof construction enclosed in 6 in. terra cotta equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #38211, issued upon completion of Alt. App. 353 of 1945 permits the present use and occupancy; and

WHEREAS, the applicant states that the entire building is used for offices of the Archdiocese of New York and most of the offices are occupied by two persons; and

WHEREAS, the applicant contends that in addition to the existing fireproof interior stairway, there are additional one hour protected horizontal openings to the firewall into the fireproof building at No. 451 Madison avenue; that permission is requested to use the present attic area for kitchen and dining room for the personnel of the dioceses and

WHEREAS, the applicant states that the alteration consists of raising the rear section of the roof south of the stair bulkhead to the same level as the bulkhead, removing one interior non-supporting partition and installing a small kitchen unit and providing three hour horizontal protected exit to 451 Madison avenue.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 889/55, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of the 5th floor substantially as proposed and as indicated on plans filed with this appeal marked "Received June 22, 1955", (9 sheets), *on condition* that the horizontal exit from the 5th story to adjoining building at 451 Madison avenue shall be in accordance with the requirements therefor for horizontal exit opening between buildings and shall include a duly approved opening protective assembly with a door on either side of the wall.

238-46-A—Vol. II

APPLICANT—Robert J. Reiley, for R. C. Church of St. Thomas Aquinas, owner, (Pastor: Rt. Rev. Msgr. Jermeniah J. King).
SUBJECT—Application for consideration—reopening as Vol. II as to extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—1530 Coleman street, west side, 226 ft. 3⅞ in. south of Flatlands avenue, Block 7859, Lot 58, Borough of Brooklyn.
APPEARANCES—
For Applicant: Robert J. W. Craven.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened as Vol. II, and set for hearing September 20, 1955, at 2 P.M., waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, term of variance having expired July 3, 1948.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connolly 1

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.
SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., for inspection and decision at request of the Board; hearing previously closed.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., for decision by the Board.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees under will of Clement March), owner.
SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.
APPEARANCES—
For Applicant: Thomas E. Snook, Jr., Herbert Friedman and Seymour Cohn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., at request of the applicant.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.
SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.
APPEARANCES—
For Appplicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., for inspection and decision; hearing closed.

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.
SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., for inspection and decision; hearing closed.

857-54-A

APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.
SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., for inspection and decision; hearing previously closed.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.
SUBJECT—Application March 30, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug and Aaron Zanger.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., for applicant to file a statement as to ventilation of rooms and plans showing conditions as to adjoining buildings on all three sides and also for inspection by committe of the Board and decision.

MINUTES

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.

SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., for further consideration and for applicant to file revised plans.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alexander Graham.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., at request of applicant.

1139-39-SR

Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.

APPEARANCES—

Edward T. Crimnion, 1st Deputy Commissioner, Dept. of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbec, Inc., lessee).

SUBJECT—Application for consideration—reopening as to approve amended working plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district the reconstruction and erection of existing gasoline service station, to include office and salesroom, storage room, lubritorium, car wash, motor vehicle repairs, sale of more than five used cars and permitting the parking and storage of more than five motor vehicles with a commercial sign near to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue, 3500 Olinville avenue and 3501 Willett avenue, Block 4642, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Biuldings.

ACTION OF BOARD—Application reopened, resolution amended and amended working plans approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, and Commissioner Keating 3

Negative: 0

Absent: Deputiy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 23, 1954, on certain condition; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on June 29, 1954; and

WHEREAS, revised working drawings submitted as being in substantial compliance with the Board's requirements, were approved on May 24, 1955; and

WHEREAS, the applicant submitted amended working plans for approval by the Board as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby approve working drawings marked "Received June 13, 1955", (6 sheets), in substitution for prior working drawings approved June 29, 1954, *on condition* that no permit shall be issued for the construction of this work unless the work complies with these revised working drawings and with all other rules and regulations applicable thereto. (N.B. 1184/52).

526-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment to sign—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory salesroom and office for a term of years.

PREMISES AFFECTED—174-01 to 174-13 64th avenue, northeast corner of 174th street and 164-02 to 174-16 Horace Harding boulevard, southeast corner of 174th street, Block 6891, Lots 22, 23 and 24, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended. .

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 5, 1949, on certain conditions; and

WHEREAS, the resolution was amended and plans were approved as being in substantial compliance with the requirements of the Boards resolution May 10, 1949; and

WHEREAS, the resolution was again amended on January 29, 1952 and July 14, 1953; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 10, 1949, as thereafter *amended* by resolutions adopted through July 14, 1953, by adding thereo:

"that in view of no brand sign having been requested in the previous application, there may be brand sign erected in the location shown on plan marked 'Received July 11, 1955', (1 sheet), *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. Appli 6613/48, Misc. 7391/48 and Misc. 126/49)

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application for consideration—reopening as amendment as to facing of accessory building from fa brick to porcelain enamel—re Application (decision of t borough superintendent), previously granted on conditio under section 7c of the zoning resolution, permitting in residence use district, the demolition of accessory buildi and the reconstruction of existing gasoline service stati to include new accessory building with lubritorium, c washing, motor vehicle repairs, storage and sale of acc sories and office; and the parking and storage of mo vehicles on unbuilt upon portion of lot.

MINUTES

PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street, Block 585, Lot 40, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on July 27, 1954, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1942 as *amended* thereafter by resolutions adopted through July 27, 1954, only in the following respects:

"that the exterior of the building may be of approved type porcelain enamel in place of brick as previously proposed and shown on plans, *on condition* that in all other respects the resolutions above cited shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution." (NB 4492/53)

55-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Paul Scicutella, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, permitting in a residence use district, for a term of fifteen years, the change in occupancy and extension of structure used for ice storage, sales and loading space, to stores, storage of fruits, vegetables and groceries; and to permit the maintenance of gasoline service station, lubritorium, auto laundry, accessory store, motor vehicle repair shop and office to continue (previously granted by the Board for a term of years).

PREMISES AFFECTED—51-65 Kingsland avenue and 271-275 Withers street, northwest. corner and 101-113 Woodpoint road, Block 2866, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on July 13, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 21, 1950, as thereafter *amended* by resolutions adopted through July 13, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 4688/53)

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of fifteen years, the change in use from paper box manufacturing on the 1st and 2nd floors (previously granted by the Board) to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on 1st floor, and on the 2nd floor to manufacture of counters, bars, tables, polishing, drilling and cutting of metal shapes, storage and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue, Block 1773, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on June 29, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 4, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1954, as thereafter *amended* by resolution adopted on January 4, 1955, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is substantially complete, that all permits required and a new certificate of occupancy shall be obtained and all work completed within 6 months from the date of this *amended* resolution." (Alt. 56/54)

1-51-BZ

APPLICANT—Burke, Green and Groh, for Arthur R. Mullin, owner.

SUBJECT—Application for consideration—reopening as to consider new proposed owner and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the sale and display of more than five new and used motor vehicles for a term of fifteen years.

PREMISES AFFECTED—243-02 to 243-10 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: J. W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 1, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and an amendment of the resolution; and

WHEREAS, the applicant has filed an affidavit from the prior owner who claims to be the actual owner of the premises, namely, Arthur R. Mullin.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this amended resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects except that this variance may be continued in spite of the change of ownership from Country Motors, Inc. to Arthur S. Mullin, actual owner and Raymond L. Griffin, lessee, for continuation of the same use; and that a new Certificate of Occupancy shall be obtained." (Alt. 2957/50)

33-53-BZ

APPLICANT—Lama, Proskauer and Prober, for John R. Raguson, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition; under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district for a term of five years, the use of premises as an iron shop and for scrap iron storage in open, with a business entrance nearer to residence use district, than is permitted, and permitting the existing uses of stores, toy manufacturing and two families each in two buildings.

PREMISES AFFECTED—289 22nd street and 700-704 Sixth avenue, northwest corner, Block 897, Lots 41 and 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 3109/52)

447-53-BZ

APPLICANT—Peggy Cooney, for Patrick Brini, owner.

SUBJECT—Application for consideration—reopening as to amendment to brand sign—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include service and lubrication and office.

PREMISES AFFECTED—93-09 Rockaway boulevard, north side, 14.22 ft. east 93rd street, Block 9114, Lot 25, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 16, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 22, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 16, 1954, as thereafter *amended* by resolution adopted March 22, 1955, only as to reference to the brand sign, so that as *amended* this portion of the resolution shall read:

"that a brand sign as hereinbefore permitted may be changed to an Esso brand sign, as proposed and shown on plans marked "Received July 13, 1955", (1 sheet), *on condition* that in all other respects the resolution above cited shall be complied with." (Alt. 703/53)

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyliss Bernstein, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a retail and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, car wash, lubritorium, auto showroom, motor vehicle repairs, painting and sprying, wheel alignment, brake testing, accessory sales and offices; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner, Block 9310, Lot 19, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating.....

Negative: .....

Absent: Deputy Chief Connolly .....

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954, on so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and work completed within the requirements of Section 22 of the Zoning Resolution from the date of this *amended* resolution." (NB 3550/53)

MINUTES

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. R. V. Building Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in the residence use portion, the maintenance of existing class 5 building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and permitting new curb cuts in the residence use district, portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner, Block 6548, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 4, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, as *amended* by resolution adopted on January 4, 1955, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 3844/53)

0-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lazerus Rosenberg, owner.

SUBJECT—Application for consideration—reopening as to consider amendment as to use and arrangement—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubrication, wheel alignment, brake testing, car washing, accessory sales, loading and unloading berth and office; and permitting the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and permitting the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner, Block 665, Lot 12 only—(formerly Lot 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and L. C. Rosenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on June 14, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, as *amended* by resolutions adopted through May 17, 1955 and June 14, 1955, only in the following respects:

"that the occupancy of the building heretofore permitted for garage use may be changed to warehouse and distribution of foodstuff, loading and unloading area, storage of five trucks and offices; that the overhead doors may be relocated, to create a new loading and unloading area; that a mezzanine may be erected for use as offices in the westerly portion of the building; and that the curb cuts may be relocated, all as indicated on revised plans filed with this request for amendment, marked "Received June 29, 1955", (2 sheets)." (N.B. 1334/53)

17-54-BZ

APPLICANT—Abrahams and Hertzberg, for Reem Realty Corp., owner. (Long Island Mattress Company, Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment as to reduction in height to one story—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use, C area district, the erection and maintenance of a one story and mezzanine Class 1 structure, using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner, Block 2860, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative 0
Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, only as far as it has reference to the height of the building, by adding thereto:

"that in the event the owner desires to change the height of the building by omitting the mezzanine floor and constructing the building one story in height but with no other changes, such change in height may be permitted, as shown on plans filed marked 'Received June 24, 1955' (2 sheets) and as acted on by the Borough Superinendent under N.B. 1390/53, objection dated June 24, 1955, *on condition* that the height of the building shall not exceed 17 feet to the top of the roof beams, and that in all other respects the resolution above cited shall be complied with."

517-39-BZ—Vol. III

APPLICANT—John F. Fitzsimmons, for Thomas I. Sheridan, owner. (Wen-Lar Corporation, lessee).

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section

7h of the zoning resolution, in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—33-10 Astoria boulevard, and 25-01 33rd street, southwest corner of 34th street, Block 10-26, Lot 30, Astoria, Borough of Queens.

APPEARANCES—
For Applicant—John F. Fitzsimons.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative 0
Absent: Deputy Chief Connolly..... 1

718-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastronianni, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry (principal business) and office.

PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.

APPEARANCES—
For Applicant—Casper P. Colla.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative 0
Absent: Deputy Chief Connolly 1

102-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a proposal, subject to regular procedure—re Application (decision of the acting borough superintendent); previously withdrawn, under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station (previously denied re garage for more than five motor vehicles).

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connolly 1

294-44-BZ—Vol. II

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application for consideraton—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7d of the zoning resolution, permitting partly in a residence use and partly in a business use district, the erection and maintenance of a central laundry for a group of city-owned and operated hospitals.

PREMISES AFFECTED—567-597 Kingston avenue, southeast corner of Rutland road, Block 4812, Lot 1, Borough of Brooklyn.

APPEARANCES—
Fof Applicant: A. J. Moretti.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extensions of use.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connolly 1

137-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Milton Cole, doing business as Crescent Auto Service.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of area and use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the extension in area of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—148-26-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 9694, Lot 17, Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Robert W. Artus.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of area and use.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 7h of the zoning resolution, to permit in a business use district, for a temporary term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

APPEARANCES—
For Applicant: Warren A. Sambach.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened as Vol II, subject to the regular procedure to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative 0
Absent: Deputy Chief Connolly..... 1

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mobile Oil Company, owner.
SUBJECT—Application for consideraiton—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the reconstruction of an existing gasoline service station, to include lubritorium, auto laundry, minor repairs, office and sale of accessories.
PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administraiton: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative 0
Absent: Deputy Chief Connolly..... 1

Recessed: 5.10 P. M. to Wednesday, July 13, 1955 at 10 A. M.

Adjourned: 11:50 A .M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, JULY 15, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert and Commissioner Keating.

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.
APPEARANCES—
Max Siegel, Harry Braunstein and Ferd. J. Chmienicki.
ACTION OF BOARD—Rules adopted as last printed in the Bulletin of July 5, 1955.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

Adjourned 10:45 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES

RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK ADOPTED BY THE BOARD OF STANDARDS AND APPEALS JULY 15, 1955, EFFECTIVE AUGUST 10, 1955.

(CAL. 958-47-SR VOL. II)

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

RULES

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "hereafter established" shall mean those dry cleaning establishments established after January 1, 1953.

1.5. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

1.6. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wearapparel, textiles, fabrics or articles of any other sort.

1.7. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals.

2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings and obtain its approval. Any prior approval shall be a compliance with this rule.

2.2. The requirements of Rule 2.1. shall not apply to existing dry cleaning establishments.

2.3. No dry cleaning unit shall be installed unless such unit is approved by the Board of Standards and Appeals.

2.4. The use of any existing commercial premises, as defined in Article 4, Administrative Code, for any dry cleaning establishment shall not be deemed to be a Change of Occupancy within the meaning of Section C26-185.0 of the Administrative Code.

2.5. The dry load capacity of all dry cleaning units shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.

2.6. No dry cleaning solvent shall be used unless such solvent has been tested and rated by the Fire Commissioner.

2.7. It shall be unlawful in any dry cleaning unit approved by the Board to use any solvent having a flashpoint other than that for which the dry cleaning unit has been approved by the Board.

2.8. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

3.1. No hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles, but such area may include, in conjunction with the dry cleaning establishment, unless otherwise prohibited by law, ordinary storage, boilers, washing equipment, compressors, pumps and filtration equipment.

3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by lawful non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, and fur storage.

3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building, except that this Rule 3.2 shall not apply to those establishments created prior to the effective date of these Rules:

3.2.1. which is of wood frame construction;

3.2.2. which is classified as a public building pursuant to Section C26-235.0 of the Administrative Building Code;

3.2.3. any part of which establishment is within 20 feet of any public building, as defined in Section C26-235.0 of the Administrative Code

Rule 4. Egress.

4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

4.1.2. In all hereafter established dry cleaning establishments all required exist doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following, except that this Rule 5 shall not apply to those establishments created prior to the effective date of these Rules:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings within six feet of any dry cleaning unit shall be fire-retarded with one-hour fire resistive materials and doors and with two approved automatic wet pipe sprinkler heads located over the cleaning unit which may have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fireproof self-closing door or fireproof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishments any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". in such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commission under such conditions as he shall prescribe.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following, except that this Rule 6 shall not apply to those establishments created prior to the effective date of these Rules:

6.1. Unless otherwise specifically exempted by law, no power or heating boiler shall be permitted in the same area or space where dry cleaning units are located unless such boiler or boilers shall be enclosed in a one-hour fireproof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishments or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assemply.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.3. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES

7.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

7.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide at least four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units, and such ventilation as is otherwise required by law.

8.2. All Class A dry cleaning establishments shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of all dry cleaning establishments whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof, street, yard or court grade on which it opens of the premises in which said establishment shall be located, and

(2) The exhaust shall be under static pressure by reason of a mechanical fan, and

(3) The terminal of the exhaust, shall be at least five feet from any window or ventilating opening if said ventilating window or ventilating opening lies on the same plane as the exhaust terminal and when the ventilating windows, or other ventilating openings lie on a plane which faces in the direction of the exhaust terminal such termina shall be at least 10 feet away from the same, an

(4) All direct equipment exhausts or vents shall b provided with mesh lint arrestors which shall b kept clean unless lint traps are provided on th units, and

(5) The requirements of subdivisions (1) and (3) o this Rule 8.3 shall not apply to those establish ments created prior to the effective date of thes Rules.

Rule 9. Operating Precautions.

9.1. A printed notice embodying these Rules shall b posted in a conspicuous place in all dry cleaning estab lishments.

9.2. The proprietor of any Class A establishment sha furnish to any person cleaning out a dry cleaning uni an approved type respirator for his use during th process of cleaning out any such unit.

9.3. All equipment shall be installed in such manner a to minimize noise, vibration, smoke, and odors, an other forms of nuisances to the occupants of th premises in which such cleaning establishment ma be located or to the occupants of any adjacer premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to th penalties prescribed in the Zoning Resolution therefor, i addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) day after date of publication of the rules as adopted.

Rule 12.

If any term, part or provision of any of the aforesai Rules shall be held unconstitutional or ineffective in whol or in part, such determination shall not be deemed to inval date the remaining terms, parts or provisions of thes Rules.

52.05
IEW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | July 26, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 30

THE LIBRARY OF THE
AUG 11 1955
UNIVERSITY OF ILLINOIS

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Petition and Certiorari Order Served on the Board of Standards and Appeals.

Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting Tuesday Morning, July 19, 1955, Affecting Calendar Numbers 68-36-BZ—Vol. III, 172-36-BZ—Vol. II, 483-37-BZ—Vol. II, 140-44-BZ—Vol. III, 564-52-BZ—Vol. II, 565-52-A—Vol. II, 172-53-BZ—Vol. II, 127-54-BZ, 698-54-BZ, 953-54-BZ, 975 54-BZ, 52-55-BZ, 53-55-BZ, 59-55-BZ, 212-55-A, 60-55-BZ, 70-55-BZ, 71-55-A, 88-55-BZ, 89-55-A, 147-55-BZ, 166-55-BZ, 170-55-BZ, 183-55-BZ, 186-55-BZ, 214-55-BZ, 215-55-BZ, 223-55-BZ, 229-55-BZ, 268-55-BZ, 280-55-BZ, 289,55-BZ, 398-55-BZ, 399-55-A, 137-24-BZ—Vol. II, 1093-39-BZ—Vol. II, 246-41-BZ—Vol. II, 700-41-BZ—Vol. II, 365-49-BZ—Vol. II, 176-50-BZ, 293-52-BZ—Vol. II, 295-53-BZ, 686-53-BZ—Vol. II, 233-54-BZ. 650-54-BZ, 739-54-BZ, 942-54-BZ, 952-54-BZ, 955-54-BZ, 1001-54-BZ, 14-55-BZ, 30-55-BZ, 31-55-A, 32-55-BZ, 33-55-A, 61-55-BZ, 62-55-A, 92-55-BZ, 125-55-BZ, 133-55-BZ, 138-55-BZ, 141-55-BZ, 142-55-A, 152-55-BZ, 182-55-BZ, 200-55-BZ, 218-55-BZ, 258-55-BZ and 340-55-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, July 19, 1955, Affecting Calendar Numbers 29-47-SA—Vol. II, 1092-47-SM, 126-51-SM—Vol. II, 683-54-SM, 271-55-SM, 304-55-SM, 364-55-SM, 264-54-SM, 265-54-SM, 266-54-SM. 267-54-SM, 489-55-SM, 490-55-SM, 870-39-A—Vol. III, 227-41-A—Vol. III, 670-51-A—Vol. II, 670-51-A—Vol. III, 713-54-A, 714-54-A, 822-54-A, 509-55-A, 439-55-A, 719-52-A, 533-54-A, 1139-39-SR—Proposed Amendments to Rules for Inspection, 321-52-A—Vol. II, 475-54-A, 670-54-A, 675-54-A, 857-54-A, 189-55-A, 203-55-A, 244-55-A, 273-55-A, 393-55-A, 474-55-A, 476-55-A, 477-55-A, 532-55-A, 534-55-A, 878-28-BZ—Vol. II, 1493-39-BZ, 309-40-BZ—Vol. I, 171-44-BZ, 189-49-BZ—Vol. II, 349-49-BZ, 889-52-BZ, 154-54-BZ, 468-54-BZ, 529-54-BZ, 779-54-BZ, 426-54-BZ, 884-54-BZ, 680-41-BZ—Vol. II, 667-50-BZ—Vol. IV, 915-54-BZ—Vol. II, 325-55-BZ and 326-55-A.

Corrections Affecting Calendar Numbers 353-53-BZ, 10-54-BZ, 919-54-SM and 703-53-BZ.

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 15, 1955, Copy of Petition and Order of Certiorari was served on the Board by Abram Shlefstein, attorney for Lakeville-Northern Boulevard Realty Corp., an objecting property owner, seeking a review of the Board's determination on June 7, 1955, granting a variance under Section 7, subdivisions f and i, of the Zoning Resolution, for a period of fifteen years, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium and laundry (non-automatic), motor vehicle repairs, storage and sale of accessories and an office. (The Board previously denied an application for the parking and storage of motor vehicles); Cal. No. 561-40-BZ, Vol. II; premises 367-377 Kings Highway, 1750-1760 West 3rd Street, northwest corner, Borough of Brooklyn.

* * * * *

COURT DECISION

Matter of Linden Operating Corp'n. vs. (Murdock):—On July 7, 1954, the Board denied by a vote of 2—2, an application for a variance under Section 7, subdivisions f, h and i of the Zoning Resolution, to permit in a retail use district, the erecton and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sales of accessories and an office, and to permit the parking and storage of motor vehicles on unbuilt-upon portion of plot, for a term of fifteen years; Cal. No. 711-53-BZ; premises 114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, St. Albans, Borough of Queens.

At Special Term, Part I, Supreme Court, Mr. Justice Hallinan sustained the Board in the following decision:

> "In this proceeding under article 78 of the Civil Practice Act, to review the determination of the respondents denying petitioner's application for a variance so as to permit the use of the subject property for a gasoline station, respondents move to vacate the order of certiorari and to dismiss the petition. The property is located on the east side of Farmers boulevard between Murdock avenue and One Hundred and Fourteenth road, Saint Albans, New York. Petitioner lays great stress on the fact that two gasoline stations have been permitted across the street on the west side of Farmers boulevard. The record shows, however, that the streets running into Farmers boulevard from the west are not at right angles and have resulted in some small odd shaped blocks. Thus one gasoline station is located on a triangular block and is separated from all other occupied property by three streets. The other gasoline station is located on a small trapezium shaped block and is separated from all other occupied property by four streets. On the other hand, the streets running east of Farmers boulevard are practically at right angles, resulting in large rectangular blocks. Petitioner's property is located at one end of such a rectangle and the remainder of the block has already been developed with one-family residences. Under these circumstances it cannot be said that respondents' determination is arbitrary or capricious. Accordingly petitioner's application is denied and respondents' motion to dismiss the petition is granted. Settle order."

(New York Law Journal, June 17, 1955, page 11)

CALENDAR

DOCKET

New Cases filed up to July 19, 1955

Cal. No. *Dept.* *Premises Affected*

561-55-BZ—H.B.Bx.—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx, N.B. 1041-55—re E area district—no portion of a building to be erected nearer than 10 ft. to any street, etc.

562-55-SM—F and H Studs with 5/8 in. Certainteed Fire-Stop Bestwall, manufactured by Frey and Haertel, Material.

563-55-SM—Impervitex (membrane waterproofing), Types M-368 and M-368C, manufactured by Chase Bag Co., Material.

564-55-SA—American-Standard G-6 Series Gas Boiler (cast iron sectional gas-fired boiler), manufactured by American Radiator and Standard Sanitary Corp., Appliance.

565-55-SA—Water Wall and Integral Fuel Oil Heater (preheater), manufactured by Sentry-Norden Oil Heating Co., Inc., Appliance.

566-55-SA—Florlift, Models A and B., manufactured by Essex Conveyors, Inc., Appliance.

567-55-SM—Kawneer Flush Aluminum Fire Door Assembly, One and One-half Hour, manufactured by Kawneer Co., Material.

568-55-SM—Coca-Cola Product Tank (pre-mix for vending machines), manufactured by Heintz Manufacturing Co., Material.

569-55-SM—Lumin-Glo Ceiling (luminous ceiling), manufactured by Lumin-Glo Ceiling Corp., Material.

570-55-SA—Ohio Chemical and Surgical Equipment Co., Oxygen Tent, Model 25, manufactured by Ohio Chemical and Surgical Equipment Co., Appliance.

571-55-A—H.B.Q.—45-35 39th street, east side, 200.03 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens, Alt. 321-55—re firewall must project 3′ above roof, etc.

572-55-BZ—H.B.Q.—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens, Alt. 2207-54—re conversion of private dwelling to multiple dwelling, etc.

573-55-BZ—H.B.Q.—17-32 to 17-46 (17-42 official) Clintonville street, 17-27 to 17-37 154th street and 154-02 to 154-04 17th road, southwest corner of Clintonville street, Block 4730, Lot 4, Whitestone, Borough of Queens, N.B. 2525-55—re gasoline service station, minor repairs, lubritorium, office, sales, parking and storage.

574-55-BZ—H.B.Q.—217-14 Merrick boulevard, south side, 49.99ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens, Alt. 1156-55—re extension and use of existing repair shop, body and fender work, welding, painting, etc., to include free parking for patrons and employees' cars.

575-55-BZ—H.B.Bx.—Block bounded by Gun Hill road, south side, from Tyron avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx, N.B. 1105-55—re gasoline selling station, lubritorium, car washing, office, motor vehicle repair shop.

576-55-BZ—H.B.Q.—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens, N.B. 2445-55—re area excessive, etc., and parking for employees' cars, etc.

577-55-BZ—H.B.B.—1191-1195 Utica avenue, east side, 250 ft. south of Clarendon road, Block 4771, Lots 66 and 67, Borough of Brooklyn, Alt. 663-55—re automobile repair shop for hand tools only, etc.

578-55-SA—Wayne Remote Gasoline Pumps (to supply remote dispensers), Models 508-003,508-004,508-005,508-007, 508-008 and 508-009, manufactured by Wayne Pump Co., Appliance.

579-55-SA—Wayne Remote Gasoline Pumps (vertical Turbine Gasoline Pumps to supply remote dispensers), Series 509-30 and 509-50, manufactured by The Wayne Pump Co., Appliance.

580-55-SA—Wayne Remote Gasoline Pumps, Series 510, (submersible gasoline pumps to supply remote dispensers), manufactured by The Wayne Pump Co., Appliance.

581-55-SA—Wayne Auto-Dequential Control, Model RPC-2 (magnetic control for switching dispensers on and off), manufactured by The Wayne Pump Co., Appliance.

582-55-BZ—H.B.B.—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn, N.B. 1496-55—re gasoline service station, lubritorium, auto laundry (non automatic), repairs, etc., curb cuts; show windows, etc.

583-55-BZ—H.B.Q.—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens, Alt. 1298-55— re parking and storage of motor vehicles in a residence use district.

584-55-BZ—H.B.Bx.—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx, N.B. 1053-55—re gasoline service station, office and sales, storage, lubritorium, car washing, minor repairs, etc.

585-55-SA—Humphrey Cool Cabinet Gas Circulator, Models HU-54-1 and HU-54-2, manufactured by General Gas Light Co., Appliance.

586-55-SA—Humphrey Radiantfire Gas Heater, Model 503, manufactured by General Gas Light Co., Appliance.

587-55-SA—Humphrey Radiantfire Gas Heater, Model 502, manufactured by General Gas Light Co., Appliance.

588-55-SA—Humphrey Radiantfire Gas Heater, Model 405, manufactured by General Gas Light Co., Appliance.

CALENDAR

589-55-SA—Humphrey Radiantfire Gas Heater, Model 501, manufactured by General Gas Light Co., Appliance.

590-55-SA—Humphrey Rafire Wall Gas Heater, Model 2, manufactured by General Gas Light Co., Appliance.

591-55-SA—Humphrey Radiantfire Gas Heater, Model 14-A, manufactured by General Gas Light Co., Appliance.

592-55-SA—Humphrey Radiantfire Vented Gas Heater, Models 551, 552 and 553, manufactured by General Gas Light Co., Appliance.

593-55-SA—Humphrey Radiantfire Gas Heater, Model 14, manufactured by General Gas Light Co., Appliance.

594-55-SA—Suburban Gas Recessed Range Top Sections, Series 700 and 700-0, manufactured by Samuel Stamping and Enameling Co., Appliance.

595-55-SA—Royal Unvented Gas Room Heaters, Models 2415, 2419, 2424, 2430, 2520 and 2528, manufactured by Chattanooga Royal Co., Appliance.

596-55-SA—Aldrich Heat-Pak, Models E-7, E-10, E-20 and E-30, Atomizing Type Oil Burner, manufactured by Aldrich Co., Appliance.

597-55-BZ—H.B.Q.—213-31 43rd avenue, north side, 100 ft. east of Bell boulevard and 42-31 to 42-39 Bell boulevard, Block 6298, Lots 1 and 50, Bayside, Borough of Queens, Alt. 1179-54—re garages for 7 cars and parking and storage accessory to store on premises; curb cuts.

598-55-BZ—H.B.B.—4601-4613 New Utrecht avenue and, 1118-1138 46th street, southeast corner, Block 5621, Lot 23, Borough of Brooklyn, Alt. 2462-55—re parking lot; curb cut, etc.

599-55-SA—Manitowoc Perchlor Dry Cleaning Unit, 140F (2 bath system), manufactured by Manitowoc Engineering Corp., Appliance.

600-55-SA—Manitowoc Perchlor Dry Cleaning Unit, 140F (single bath), manufactured by Manitowoc Engineering Corp., Appliance.

Restored to Docket

680-41-BZ Vol. II—H.B.Q.—167-179 Beach 61st street, northwest corner of Larkin avenue, Block 389, part of Lots 26, 28, 30, 32 and 35, Arverne, Borough of Queens, Alt. 180-50.

667-50-BZ Vol. IV—H.B.Q.—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, Block 1549, Lot 41, Elmhurst, Borough of Queens, Alt. 2119-54.

915-54-BZ Vol. II—H.B.M.—233-239 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 25, 26, 27 and 28, Borough of Manhattan, Alt. 1017-55.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, etc. ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

JULY 26, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning,* July 26, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

CALENDAR

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan.

Laid over from June 28, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for further consideration by the Board and decision.

68-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp., and 30 Brighton 11th Street Corp., owners.

SUBJECT—Application reopened May 10, 1955 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.

PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for applicant to submit plan of solid fence to be erected along building line of Brighton 11th street and returning to the front wall of adjoining building on lot 2391; hearing previously closed.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

Laid over from July 6, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application March 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

Laid over from June 21, 1955 to July 12, 1955, for further inspection and decision; hearing closed; then to July 19, 1955, for inspection and decision; then to July 26, 1955, for inspection and decision.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, former owner, C. G. P. Realty Corp., present owner.

SUBJECT—Application reopened November 24, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7A of the zoning resolution, to permit in the residence use district portion of a plot the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

Laid over from July 6, 1955, to July 12, 1955, for decision; hearing closed; then to July 19, 1955, for statement as to new ownership, new application signed and sworn to by present owner of title; then to July 26, 1955, for decision.

975-54-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 28, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.

Laid over from July 6, 1955, to July 12, 1955, at the request of an objector, applicant consenting; then to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.

SUBJECT—Application January 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.

Laid over from July 6, 1955, to July 12, 1955, at the request of an objector; no further requests for adjournments; then to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision.

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. F. and G. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and the parking of patrons cars (no fee to be charged) for a term of fifteen years.

CALENDAR

PREMISES AFFECTED—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue; 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision.

598-54-BZ

APPLICANT—Imre Chairman, for Salvatore S. Fazio (Dallo Auto Painting, lessee).

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district for a term of ten years the change of use of premises to motor vehicle repair shop.

PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision.

86-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision.

5-55-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs, storage and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1770 Gunhill road, southeast corner of Wickham avenue, Block 4498, Lot 15, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision.

3-55-BZ

APPLICANT—Henry Nordheim, for Antonio Scalone, owner.

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing non storage garage.

PREMISES AFFECTED—974 Sacket avenue, south side, 81.17 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; applicant to submit statement to the Board as to proposed tenant and business; then to July 26, 1955, for inspection and decision.

-36-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Coronet Piece Dye Works Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the continuation of existing building as a factory, dry cleaning, dyeing and finishing uses.

PREMISES AFFECTED—80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

Laid over from July 19, 1955 to July 26, 1955, for inspection and decision; hearing closed.

564-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application reopened May 3, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district for a term of ten years, the maintenance of existing uses of kiddie park, miniature golf course, baseball batting range and storage shed, archery, train ride, scooter ride, pedestrian ramp and office and the parking of patrons' motor vehicles, and to add the use of ice skating rink, and to increase the area for the parking of patrons motor vehicles.

PREMISES AFFECTED—229-01 to 230-21 (230-11 official) Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lots 25, 35, and 99; Block 8084, Lots 142 and 125; Block 8085, Lots 3 and 1, Douglaston, Borough of Queens.

Laid over from July 19, 1955 to July 26, 1955, for inspection and decision; hearing closed.

565-52-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application reopened November 30, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—230-11 Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lot 35; Block 8084, Lot 127; Block 8085, Lot 3, Douglaston, Borough of Queens.

53-55-BZ

APPLICANT—M. Martin Elkind, for Lincoln Associates, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in the residence use district portion of the plot, the parking and storage of patrons' and employees' motor vehicles, (no fee to be charged), with an entrance (curb cut) more than the permitted distance from the intersection; and to permit the use of narrow strip of site fronting on Cherry avenue, partly in residence and partly in local retail use district as a driveway providing access from Cherry avenue.

PREMISES AFFECTED—44-15 Kissena boulevard, east side, 102.8 ft. south of Cherry avenue, and 40-10 Cherry avenue, Block 5192, Lot 27, Flushing, Borough of Queens.

Laid over from July 19, 1955 to July 26, 1955, for inspection and decision; hearing closed.

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsboro Garage Corp., owners.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the change in use of cellar of 142 E. 41 st., Lot 44 from storage to storage garage, and also to provide openings in wall of building to east on Lot 41; and also to use the roof of building at 144-148 E. 41st st., Lot 41 for parking of cars; and to permit the extension of garage use into proposed newly excavated cellar and newly constructed fire proof roof 145-147 E. 40th st., Lots 29 and 30 (building to be reduced to one story); and to permit the extension in rear of building using more than the permitted area.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west

CALENDAR

of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

Laid over from July 19, 1955 to July 26, 1955, for inspection and decision; hearing closed.

71-55-A

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsbro Garage Corp., owners.

SUBJECT—Application January 28, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44. Borough of Manhattan.

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

Laid over from July 19, 1955; to July 26, 1955, for inspection and decision; hearing closed.

89-55-A

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application February 8, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

147-55-BZ

APPLICANT—O'Connell and McInerney, for Florence Greco, owner.

SUBJECT—Application February 23, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3500 East Tremont avenue, northwest corner of Barclay avenue, Block 5531, Lots 35 and 37, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed.

229-55-BZ

APPLICANT—Joseph Schafran, for Jamkay Realty Corp., and Fred Kronish, owners.

SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of motor vehicles, and the erection of an attendant's shelter.

PREMISES AFFECTED—137-61 Queens boulevard, and east side of Main street from Mantons street to Queens boulevard and west side of 84th drive, 60.77 ft. south of Manton street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium auto washing, motor vehicle repairs, storage and sale o accessories and office, with business entrances (curb cuts nearer the residence use district than is permitted and t permit the parking and storage of motor vehicles on un built upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue southeast corner of Dewey avenue, Block 5443, Lots 1, and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspec tion and decision; hearing closed.

289-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., and Frank and Antoinette Del Corte, owners.

SUBJECT—Application April 11, 1955—re (decision of th borough superintendent) under sections 7c and 7i of th zoning resolution, to permit in a residence use, E area di trict, the relocation of existing gasoline service statio (to be demolished), to include lubritorium, car washin motor vehicle repairs, storage and sale of accessorie and to permit the parking and storage of motor vehicl on unbuilt upon portion of plot without the required si yard for accessory building.

PREMISES AFFECTED—110-48 to 110-56 (110-50 of cial) Horace Harding boulevard and 110-52 to 110- Colonial avenue, southeast corner, Block 2162, Lot 1 Flushing, Borough of Queens.

Laid over from July 19, 1955, to July 26, 1955, for inspe tion and decision; hearing closed.

398-55-BZ

APPLICANT—Joseph Tanenbaum, for Solgus Real Corp., owner.

SUBJECT—Application April 19, 1955—re (decision the borough superintendent) under sections 7a, 7c and of the zoning resolution, to permit the extension of a bu ness use into the residence use portion of plot witl an existing building located in a business, retail and re dence use district; and to permit the parking of mo vehicles in residence use district portion of plot.

PREMISES AFFECTED—43-25 to 43-29 Bell bouleva east side, 78.4 ft. north of Northern boulevard and 43 and 43-26 214th place, Block 6300, Lot 6, Bayside, Boro of Queens.

Laid over from July 19, 1955, to July 26, 1955, for insp tion and decision; hearing closed.

399-55-A

APPLICANT—Joseph Tanenbaum, for Solgus Rea Corp., owner.

SUBJECT—Application April 19, 1955—re Appeal fro decision of the borough superintendent.

PREMISES AFFECTED—43-25 and 43-29 Bell boulev east side, 78.4 ft. north of Northern boulevard, Block 6 Lot 6 (formerly Lots 6, 7, 39 and part of Lot 38), E side, Borough of Queens.

953-54-BZ

APPLICANT—Kenneth W. Milnes, for Joseph A. Use owner (F. D. Koehler Company, Inc., lessee).

SUBJECT—Application filed December 14, 1954 pursu to section 7(a) of the zoning resolution, to permit business-1 use district, the reconstruction of an exis gasoline service station building and the conduct of washing, lubritorium and minor motor vehicle repairs adjustments.

PREMISES—337 Van Duzer street, northeast corne Prospect street, Block 512, Lot 44, Stapleton, Boroug Richmond.

Laid over from July 19, 1955, to July 26, 1955, for ins tion and decision; hearing closed.

264-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Excelon (Vinyl), approval of.

CALENDAR

67-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

65-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl), Floor Covering, approval of.

56-54-SM
APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl), Floor Covering, approval of.

39-55-SM
APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.
SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile, (flooring), approval of.

40-55-SM
APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.
SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

139-39-SR—Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.

27-54-A
APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.
SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

-54-A
APPLICANT—Abraham Fisher, for Game Realty Corp., owner.
SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.

-55-A
APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.
SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

54-A
APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

55-A
APPLICANT—Larry Meltzer, for State Building Supply Corp., owner.
SUBJECT—Application March 17, 1955—re April from a decision of the borough superintendent.
PREMISES AFFECTED—20-24 2nd avenue and 30-32 st 1st street, northeast corner, Block 443, Lots 1 and Borough of Manhattan.

321-52-A—Vol. II
APPLICANT—Gabriel Nathan, for Hebrew Institute of Long Island, Inc., owner.
SUBJECT—Application reopened May 3, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1708 to 1742 Seagirt avenue, north side, from Beach 17th to Beach 19th streets, entire building—1742 only, Block 133, Lot 1, Far Rockaway, Borough of Queens.

675-54-A
APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

474-55-A
APPLICANT—Leonard F. Rothkrug, for Wilmac Realty Co., owner (J. W. Mays, Inc., lessee).
SUBJECT—Application June 7, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—502-506 Fulton street, south side, 40 ft. east of Bond street; 9-17 Bond street and 16-20 Hanover place, Block 160, Lot 7, Borough of Brooklyn.

476-55-A
APPLICANT—Kahn and Jacobs, for The Spence-Chapin Adoption Service, owner.
SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—6-8 East 94th street, south side, 138 ft. 10¼ in. east of 5th avenue, Block 1505, Lot 66, Borough of Manhattan.

477-55-A
APPLICANT—Peter Paul Muller, for Mannes College of Music Inc., owner.
SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—153-159 East 74th street, north side, 100 ft. east of Lexington avenue, Block 1409, Lots 24, 25 and 26, Borough of Manhattan.

532-55-A
APPLICANT—Andrew J. Todaro, for Community Holding Corp., owner.
SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—600 Douglaston parkway, southeast corner of 32nd avenue, Block 8031, Lot 1, Douglaston, Borough of Queens.

534-55-A
APPLICANT—Safway Steel Scaffolds Supply Corp., for Chase Manhattan Bank, owner.
SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—28-40 Nassau street, west side, from Liberty street to Cedar street, 28 Liberty street and 43-65 Cedar street, Block 45, Lots 4, 5, 7 and 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning,* September 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.
SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.
PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests for adjournment.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

Laid over from July 19, 1955 to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

Laid over from July 19, 1955, to September 13, 1955, at the request of an objector.

680-41-BZ—Vol. II

APPLICANT—Max Horn, for William Jordan, owner.
SUBJECT—Application reopened July 19, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—167-179 Beach 61st street, northwest corner of Larkin avenue, Block 389, part of Lots 26, 28, 30, 32 and 35, Arverne, Borough of Queens.

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owner.
SUBJECT—Application reopened May 17, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.
PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.
PREMISES AFFECTED—5821-5839 Broadway and 255-265 West 238th street, northwest corner, Block 3417, Lots 334, 336 and 340, Borough of The Bronx.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.
SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.
PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1774, Lots 1, 2, 5 and 6, Borough of Manhattan.

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Wal LaFrantz, lessee).
SUBJECT—Application February 18, 1955—re (decision the borough superintendent) under sections 7c and 7i the zoning resolution, to permit in a residence use d trict the maintenance of motor vehicle repairs in exi ing garage for more than five motor vehicles.
PREMISES AFFECTED—163 West 107th street, no side, 225 ft. east of Amsterdam avenue, Block 1862, l 10, Borough of Manhattan.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, ow (City Service Oil Co., owner under contract).

CALENDAR

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

)6-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Alex Eisenberg, owner (Sunnydale Farms, Inc., lessee).

SUBJECT—Application reopened May 10, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and business use district the extension in use and area of buildings to existing milk processing and distribution plant to include; milk depot, loading and unloading, refrigerator, repairs, garage, gasoline storage tanks, and the parking of owners truck and employees cars on open portion of plot.

PREMISES AFFECTED—240-284 Malta strect, southwest corner of Stanley avenue, Block 4304, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon,* September 13, 1955, at 2 o'clock in Room)13, Municipal Building, Manhattan, on the following matters:

12-54-A

PPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

WNER OF PREMISES—1765 Bushwick Avenue Corporation.

UBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

REMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

7-48-A Vol. II

PPLICANT—Abraham Farber, for Shelbar Realty Corp., owner.

JBJECT—Application reopened June 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

REMISES AFFECTED—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Jamaica, Borough of Queens.

0-55-A

PPLICANT—Kahn and Jacobs, for Joseph Schlitz Brewing Co., owner.

JBJECT—Application April 14, 1955—re Appeal from a decision of the borough superintendent.

REMISES AFFECTED—105-119 Evergreen avenue and 105-127 Jefferson street, northeast corner, Block 3156, part of Lot 75 and Block 3163, Lots 1-3, 5, 7, 8, 10-16, 49-51 and 53-57, Borough of Brooklyn.

2-55-A

PPLICANT—Brusco Coal and Fuel Oil Co., Inc., owner.

JBJECT—Application May 20, 1955—Re: Transportation of #2 and #4 Fuel Oil in Tank Truck in New York City (capacity of tank in excess of Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on con-

dition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

Laid over from June 21, 1955 to June 28, 1955, for decision of the borough president; then to July 12, 1955, at request of applicant; then to September 20, 1955, at request of the applicant and for filing of a decision of the borough superintendent.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application reopened and restored to docket June 1, 1955—re (decision of the borough superintendent) previously withdrawn, under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co. owner (Michael Gaglio, lessee).

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.

PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

341-55-BZ

APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).

SUBJECT—Application April 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons, of A. & P. market.

PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

377-55-BZ

APPLICANT—Noah N. Sherman and Joseph Lau, for Esso Standard Oil Co., and 2407 Boston Road Corp., owners.

SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include car washing, state inspection station, motor vehicle repairs, front end alignment, storage and sale of accessories and office.

PREMISES AFFECTED—2335-2407 Boston road, west side, from White Plains road to Waring avenue, Block 4346, Lots 58, 62 and 69, Borough of The Bronx.

430-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Goldner Building Corp., owner.

SUBJECT—Application May 27, 1955—re (decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.

PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, Lot 34, Borough of Brooklyn.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then

Laid over from July 19, 1955, to September 20, 1955, for further information as to the school.

HARRIS H. MURDOCK, *Chairman*

SEPTEMBER 20, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 20, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

189-55-A

APPLICANT—Roux Distributing Co., Inc., lessee (11 East 53rd Street Corp., owner).

SUBJECT—Application March 2, 1955—re Appeal from a order and a decision of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 7 Borough of The Bronx.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholo Peoples Temple Inc., owner.

SUBJECT—Application March 30, 1955—re Appeal from decision of the borough superintendent.

PREMISES AFFECTED—8686-8696 Bay Parkway ar 2164-2180 Benson avenue, southwest corner, Block 641 Lot 42, Borough of Brooklyn.

238-46-A

APPLICANT—Robert J. Reiley, For R. C. Church of S Thomas Aquinas, owner.

SUBJECT—Application reopened July 12, 1955 for co sideration as to extension of term of variance—re Appe from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—1530 Coleman street, west side, 226 ft. 3⅞ in. south of Flatlands avenue, Block 7859, Lot 58, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 27, 1955, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matter:

66-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspecon and decision; hearing closed; then to September 27, 955, applicant to file new application, new authorization of owner and new decision of the borough superintendent in view of the change in zoning, and new notices to property owners for that date.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 19, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, ommissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held Wednesday morning and afternoon, July 6, 1955, were pproved as printed in the Bulletin of July 12, 1955, Vol. , No. 28.

-36-BZ—Vol. III

PPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp., and 30 Brighton 11th Street Corp., owners.

UBJECT—Application reopened May 10, 1955 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.

REMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

PPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

CTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for applicant to submit plan of solid fence to be erected along building line of Brighton 11th street and returning to the front wall of adjoining building on lot 2391; hearing previously closed.

172-36-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Coronet Piece Dye Works Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the continuation of existing building as a factory, dry cleaning, dyeing and finishing uses.

PREMISES AFFECTED—80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Curt Otto.

For Opposition: Edward B. Eliezer, Elsie Schisano, Constantine Xenoulis, Xenophon Xenoulis, Karl Hertz, Hilda Johnson, Ernest Calvert, Mary Sasek, Virginia Papaziano, Martha Borstelmann and Mrs. J. Harris.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

MINUTES

APPEARANCES—
For Applicant: J. G. L. Molloy.
For Opposition: Herman Danzis, Irving Reingold and Ruth Ranson.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 13, 1955 at 10 A. M. with the approval of the applicant and at the request of an objector, no further requests for adjournment.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, former owner, C. G. P. Realty Corp., present owner.
SUBJECT—Application reopened November 24, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.
PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: E. A. Duval, S. Bodian for Park Dept., A. H. Richner, J. Rohrmfier and J. Williams.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for decision; hearing closed.

564-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.
SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, for a term of ten years, the maintenance of existing uses of kiddie park, miniature golf course, baseball batting range and storage shed, archery, train ride, scooter ride, pedestrian ramp and office and the parking of patrons' motor vehicles, and to add, the use of ice skating rink, and to increase the area for the parking of patrons' motor vehicles.
PREMISES AFFECTED—229-01 to 230-21 (230-11 official) Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lots 25, 35, 99: Block 8084, Lots 142 and 125; Block 8085, Lots 3 and 1, Douglaston, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama, Walter Feldesman, Dave Simon and Robert Black.
For Opposition: S. Bodian, for Park Dept.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

565-52-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.
SUBJECT—Application reopened November 30, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—230-11 Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lot 35, Block 8084, Lot 127 and Block 8085, Lot 3, Douglaston, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama, Walter Feldesman, Dave Simon and Robert Black.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. F. and G. Realty Corp., owner.
SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a refreshment stand and the parking of patrons cars (no fee to be charged) for a term of fifteen years.
PREMISES AFFECTED—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue; 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.
SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution to permit in the retail use district portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Opposition: None:
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

698-54-BZ

APPLICANT—Imre Chairman, for Salvatore S. Fazio, owner (Dallo Auto Painting, lessee).
SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, for a term of ten years, the change of use of premises to motor vehicle repair shop.
PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

953-54-BZ

APPLICANT—Kenneth W. Milnes, for Joseph A. Usellis, owner (F. D. Koehler Co., Inc., lessee).
SUBJECT—Application December 14, 1954—(decision of the borough superintendent) under section 7(a) of the zoning resolution, to permit in a business 1 use district the reconstruction of an existing gasoline service station building and the conduct of car washing, lubritorium and minor motor vehicle repairs and adjustments.

MINUTES

PREMISES AFFECTED—337 Van Duzer street, northeast corner of Prospect street, Block 512, Lot 44, Stapleton, Borough of Richmond.
APPEARANCES—
For Applicant: Kenneth W. Milnes.
For Opposition: William J. Lynch and Gloria Gersten.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M., for decision; hearing closed.

975-54-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.
SUBJECT—Application December 28, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.
PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.
SUBJECT—Application January 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.
PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

53-55-BZ

APPLICANT—M. Martin Elkind, for Lincoln Associates, owner.
SUBJECT—Application January 28, 1955—(decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in the residence use district portion of the plot, the parking and storage of patrons' and employees' motor vehicles, (no fee to be charged), with an entrance (curb cut) more than the permitted distance from the intersection; and to permit the use of narrow strip of site fronting on Cherry avenue, partly in residence and partly in local retail use district as a driveway providing access from Cherry avenue.
PREMISES AFFECTED—44-15 Kissena boulevard, east side, 102.8 ft. south of Cherry avenue, and 40-10 Cherry avenue, Block 5192, Lot 27, Flushing, Borough of Queens.
APPEARANCES—
For Applicant: M. Martin Elkind.
For Opposition: Gaetano Leone, Frank Percoco, John M. Bertan and Charles Cacciola.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.
SUBJECT—Application February 1, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.
SUBJECT—Application March 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.
SUBJECT—Application February 1, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.
PREMISES AFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 20, 1955, at 10 A. M. for further information as to the school.

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsbro Garage Corp., owners.
SUBJECT—Application January 28, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the change in use of cellar of 142 E. 41st st., Lot 44 from storage to storage garage, and also to provide openings in wall of building to east on Lot 41; and also to provide openings in wall of building at 144-148 E. 41st st., Lot 41 for parking of cars; and to permit the extension of garage use into proposed newly excavated cellar and newly constructed fire

proof roof 145-147 E. 40th st., #142-148 East 41st street, south side and 145-147 East 40th Street, Lots 29 and 30 (building to be reduced to one story); and to permit the extension in rear of building using more than the permitted area.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

APPEARANCES—
For Applicant: Harry Silverman.
For Opposition: Frances Cymberg, E. C. Herrman, Dorothea C. Miller and John P. Fox.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

71-55-A

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsbro Garage Corp., owners.

SUBJECT—Application January 28, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

APPEARANCES—
For Applicant: Harry Silverman.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application February 8, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

APPEARANCES—
For Applicant: Henry Nordheim.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

89-55-A

APPLICANT—Henry Nordheim, for Ralph DiGirolamo, owner.

SUBJECT—Application February 8, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

APPEARANCES—
For Applicant; Henry Nordheim.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

147-55-BZ

APPLICANT—O'Connell and McInerney, for Florence Greco, owner.

SUBJECT—Application February 23, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fiftcen years.

PREMISES AFFECTED—3500 East Tremont avenue, northwest corner of Barclay avenue, Block 5531, Lots 35 and 37, Borough of The Bronx.

APPEARANCES—
For Applicant: James S. McInerney and Roland B. Greco.
For Opposition: Stanley Steingut.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

166-55-BZ

APPLICANT—Paul Friedman, for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—(decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding Expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 27, 1955, at 10 A. M., applicant to file new application, new authorization of owner and new decision of the borough superintendent in view of the change in zoning, and new notices to property owners for that date.

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

APPEARANCES—
For Applicant: None.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.

PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Ingram S. Carner.
For Opposition: George E. Berkowitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 13, 1955, at 10 A. M. at request of objector, applicant concurring; no further requests for adjoinment.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.
PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.
SUBJECT—Application March 11, 1955—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of an office building without the required loading berth.
PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10, inclusive, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum.
For Opposition: S. Bodian, for City Construction Co-ordinator.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for further consideration by the Board and decision; hearing previously closed.

215-55-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.
SUBJECT—Application March 15, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs, storage and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1770 Gun Hill road, southeast corner of Wickham avenue, Block 4498, Lot 15, Borough of The Bronx.
APPEARANCES—
For applicant: None.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

223-55-BZ

APPLICANT—Henry Nordheim, for Antonio Scalone, owner.
SUBJECT—Application March 24, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a resident use district, the maintenance of existing nonstorage garage.
PREMISES AFFECTED—974 Sacket avenue, south side, 381.7 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

229-55-BZ

APPLICANT—Joseph Schafran, for Jamkay Realty Corp., and Fred Kronish, owners.
SUBJECT—Application March 16, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of motor vehicles, and the erection of an attendant's shelter.
PREMISES AFFECTED—137-61 Queens boulevard, and east side of Main street from Manton street to Queens boulevard and west side of 84th drive, 60.77 ft. south of Manton street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Charles I. Goldman.
For Opposition: Irving Sontag.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—(decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.
APPEARANCES—
For Applicant: Frederick A. Ketcher.
For Opposition: Stanley Posess.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1955, at 10 A. M. at the request of an objector.

289-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., and Frank and Antoinette Della Corte, owners.

SUBJECT—Application April 11, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use, E area district, the relocation of existing gasoline service station (to be demolished), to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot without the required side yard for accessory building.

PREMISES AFFECTED—110-48 to 110-56 (110-50 official) Horace Harding boulevard and 110-52 to 110-58 Colonial avenue, southeast corner, Block 2162, Lot 180, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: George H. Ross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

398-55-BZ

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.

SUBJECT—Application April 19, 1955—(decision of the borough superintendent) under sections 7a, 7c and 7h of the zoning resolution, to permit the extension of a business use into the residence use portion of plot within an existing building located in a business, retail and residence use district; and to permit the parking of motor vehicles in residence use district portion of plot.

PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard and 43-24 and 43-26 214th place, Block 6300, Lot 6, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Tenenbaum.

For Opposition: Dennis J. Dougherty, Maria J. Noonan, Grace Cianciotto and Rose Sautugata.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

399-55-A

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.

SUBJECT—Application April 19, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard, Block 6300, Lot 6 (formerly Lots 6, 7, 39 and part of Lot 38), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Tanenbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

137-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for 1799 Coney Island Avenue Corp., owner.

SUBJECT—Application reopened June 21, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7e, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop, and permitting the unbuilt upon portion of plot to be used for the parking of customers' motor vehicles and for the sale and display of used cars (previously denied the erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—1793-1801 Coney Island avenue, east side, 205 ft. north of Avenue O, Block 6749, Lots 69 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Time extended to obtain permits and complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on May 6, 1924 this application (Vol. I) was denied by the Board to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises 1787-1795 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, on March 3, 1953 the application was reopened as Vol. II subject to regular procedure, to consider a new proposal; and

WHEREAS, on November 24, 1953 this application (Vol. II) was granted on condition under sections 7i, 7e and 7h for a term of fifteen years, to permit the erection of a building on the rear of lot to be used for the servicing and motor vehicle repairing of customers' cars in connection with sales agency located opposite at 1796-1802 Coney Island avenue and to permit placing of customers' cars awaiting service and also the sale and display of motor vehicles; 1793-1801 Coney Island avenue, Block 6749, Lot 69 and Lot 71, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by limitation on November 24, 1954; and

WHEREAS, this application was reopened on June 21, 1955 and set for hearing on July 19, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1955 acting on N.B. Applic. 1084-55, reads:

> "1. Proposed building and premises, in a Business zone, to be used for motor vehicle repair shop and open portion of plot for parking of customers' cars and sales and display of used cars is contrary to Article II, p. 4a, subsections 15 and 29 of the Zoning Resolution.

and

WHEREAS, this was laid over for two publications in the Bulletin in view of the expiration of the time to complete, expiring on November 24, 1954, beyond the time permitted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 24, 1953, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

> "that in view of statement by the applicant that the owner now intends to proceed with the building, that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

1093-39-BZ—Vol. II

APPLICANT—William J. Heiser, for News Syndicate Co. Inc., owner.

SUBJECT—Application February 28, 1955 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the extension in area of second floor to rear lot line, without the required rear yard (previously granted by the Board an extension in height of rear yard extension, not conforming to B area requirements, Lots 16-18).

PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18 and 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Schmitt, Richard A. Ahlstrom and Donald G. Radway.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 29, 1955 subject to regular procedure, as to extension of rear yard construction; and

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for decision; premises have been inspected; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Pacific street and Carlton avenue are in an unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1955 acting on Alt. Applic. 2737-54, reads:

"1. Provide rear yard as per Art. IV sect. 17 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 515 ft. frontage by 110 ft. in depth, irregular, on which is located a building 373 ft. front by 109 ft. 11 in. in depth, 3 and 8 stories in height, of class 1 construction, used as a newspaper plant for printing and storage; that there is also a building, 2 stories, of class 3 construction; that it is proposed to extend in area the 2nd floor at rear lot line and to construct in the rear yard an extension 10 ft. wide by 150 ft. long by 10 ft. high, said extension to begin at west end of present building and extend 150 ft. to the east; and

WHEREAS, the applicant contends that due to the popularity of this newspaper and its increasing circulation, the owners are now installing additional new newspaper presses; that these new presses will extend the full length of the 150 ft. part of the building; that these new newspaper presses operate at much greater speed and increased capacity and therefore require more working space around them for satisfactory operation; that the only way this additional space can be obtained is by extending the building out into the rear yard; that every other possible scheme has been considered, but there is no other place in the building where these presses can be located as they require a very strong floor construction and a room 29 ft. in height; that the existing conditions are that the part of the building in question is now constructed exactly as required by the zoning law, with a rear yard 10 ft. wide down to a level of 23 ft. above the mean curb level; that the proposed work is an extension to the part of the building in question, in the rear yard 10 ft. high bringing the bottom of the rear yard to 33 ft. above the mean curb level; and

WHEREAS, the applicant states that the present owner has held title to the property since June 9, 1926, June 7, 1929, July 16, 1930 and August 10, 1939; that the assessed valuation of land is $220,000 and of the building $1,650,000 making a total of $1,870,000; and that the building was erected 1900, 1926, 1927 and 1939; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be an it hereby is *granted* under Section 21, to permit the extension in area of the second floor to the rear lot line extending in height as proposed, the permitted construction over the required rear yard, substantially as proposed and as indicated on plans filed with this application, marked "Received February 28, 1955" 7 sheets, *on condition* that there shall be no lot line windows erected in the wall of such extension opening on the adjoining premises; that such wall shall be faced with light colored face brick to agree with the extension heretofore permitted by the Board under resolution adopted December 12, 1939 under Volume I; that any intake ventilation located at the roof shall be insulated against noise; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

246-41-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application July 7, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in area of accessory building and the installation of two additional 550 gallon gasoline tanks, and to permit the existing low type gasoline dispensing pumps to remain, instead of parkway type as originally approved, and to include the additional uses of motor vehicle repairs and the parking of motor vehicles awaiting service on existing gasoline service station, lubritorium and auto laundry (previously granted by the Board, the alteration and reconstruction of existing station).

PREMISES AFFECTED—2430-2432 Richmond road, northeast corner of New Dorp lane, Block 3627, Lot 1, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 20, 1954 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, D area, class 1 height districts; New Dorp lane is in a business use, D area, class 1 height district; Richmond road is in residence, retail-1 and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 26, 1955 acting on Alt. Applic. 525-54, reads:

"1. Proposed extension to accessory building of existing gasoline service station, lubritorium and auto laundry previously granted by the Board of Standards & Appeals under Cal. #246-41-BZ and including the additional uses of minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service partly in a business use district and partly in a resi-

dence use district is contrary to Art. II Section 4a and Section 3 of the Zoning Resolution and also contravenes the resolution of the Board of Standard & Appeals under Cal. #246-41-BZ.

2. The installation of two (2) additional 550 gal. underground gasoline storage tanks is contrary to Cal. #246-41-BZ and must be approved by the Board of Standard & Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot, 87.81 ft. and 78.54 ft. frontage by 74.60 ft. and 30.14 ft. in depth, irregular, on which is located a gasoline service station, lubritorium and auto laundry, for which certificate of occupancy No. 3385-42 has been filed; that the use was established prior to June 15, 1925 and station was reconstructed pursuant to resolution of Board June 24, 1941; that it is proposed to extend existing accessory building and to install two additional 550 gallon gasoline tanks; that it is also proposed to permit the existing low type gasoline pumps to remain instead of the parkway type pumps originally approved and to include the additional uses of minor auto repairs with hand tools and the parking of motor vehicles awaiting service; and

WHEREAS, the applicant contends that the Gulf Oil corporation purchased this gas station on February 26, 1941; that the station has been in continuous operation since prior to effective zoning in 1925; that the plot is presently zoned for business use along New Dorp lane for a depth of 100 ft., with the balance of the property to Cloister place being in residence use; that in 1916 the entire parcel was zoned for business use; that the rezoning to partly business and partly residence use was effective on January 22, 1951; that there has been no change in the D area or the class 1 height since 1916; that all work in this application known as Vol. II is similar to Vol. I insofar as the proposed work will be within the newly established street lines of New Dorp lane, Cloister place and Richmond road, and there is no need for an appeal under General City Law, Section 35; and

WHEREAS, the applicant states that the present owner has held title to the property since February 26, 1941; that the assessed valuation of land is $5,500 and of the building $16,500 making a total of $22,000; that the building was erected in 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee on the Board; and

WHEREAS, the applicant stated that the gasoline pumps of the parkway type previously installed on the premises have been removed and pumps of the low approved type installed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the existing accessory building as proposed by an additional bay on the lawfully existing gasoline service station as permitted under Volume I as proposed and as indicated on plans filed with this application marked "Received June 14, 1955", 5 sheets, *on condition* that the premises shall not be further extended and that the work shown on plans above cited showing proposed conditions shall be maintained; that gasoline pumps shall be of a low approved type; that the number of gasoline storage tanks may consist of those existing and two additional 550 gallon approved tanks; that there may be parking of motor vehicles awaiting service, providing such parking does not interfere with the servicing of the station; that under section 7i there may be minor repairing with hand tools only, for minor adjustments maintained within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application reopened June 28, 1955 for consideration as to affirmation of resolution in view of change of zoning from business to retail and as referred back to Board by Court—re (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in the business portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition, affirming resolution of December 7, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connoly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on December 7, 1954, on certain conditions; and

WHEREAS, the resolution was amended on March 8, 1955; and

WHEREAS, this application was remanded to the Board by order of the court for correction of zoning of subject site, which site was the subject of a variance granted by the Board on December 7, 1954, and for publication of this fact in the Board's Bulletin; and

WHEREAS, this application was reopened by the Board on June 28, 1955, and set for hearing July 19, 1955, at 10 A.M., waiving all requirements except two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, acting on N.B. App. 741/54, dated March 30, 1955, reads:

"1. Proposed Gasoline Service Station, Lubritorium, Car Washing, Minor Auto Repairs, Office and Sales, Storage, and Parking and Storage of Motor Vehicles on a lot partly in a Retail Use Zone and partly in a Residence Use Zone, is contrary to Art. II, Sec. 4-A of the Zoning resolution and Art. II, Sec. 3 of the zoning resolution."

and

WHEREAS, the zone of subject site was changed from business to retail use on October 15, 1954, previous to the variance granted by the Board on December 7, 1954; and

Resolved, that the Board of Standards and Appeals does hereby *affirm* its resolution adopted on December 7, 1954 based on a new decision of the borough superintendent rendered March 30, 1955, acting on N.B. 741/54, in all respects except to note that the subject premises are now located in retail and residence use districts; that in all other respects the aforementioned resolution shall be complied with.

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application March 25, 1955 (decision of the borough superintendent), under sections 7e and 7A of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years, the erection and maintenance of a high speed auto laundry (automatic) and stores, with an entrance or exit nearer the residence use district than is permitted.

PREMISES AFFECTED—248-01 to 248-09 Northern boulevard and 43-53 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and Harold Tepper.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housnig and Buildings.
ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—
Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 26, 1955 subject to regular procedure, to consider a new proposal and a new ownership; and

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 248th street are in residence and retail use, D and F-1 area, class ½ and class 1 height districts: Northern boulevard is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1955 acting on N.B. Applic. 825-55, reads:

"1. The use of the premises as Hi-Speed Auto Laundry in the retail portion of a lot in a retail and Residence Use District is contrary to Art. II Sec. 4-A of Zoning Resolution.

2. An entrance or exit from a business use within 75' of a residence use District is contrary to Art. II Sec. 7A of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 154.12 ft. frontage by 151.37 ft. in depth, irregular, presently vacant; that part of the premises within 100 ft. of Northern boulevard is in a retail use district, class D area, and class 1 height district; that the balance of the premises is in a residence use district, class F-1 area, and class ½ height district; that as of July 25, 1916 that part of the premises within 100 ft. of Northern boulevard was in a business use district and received its present use designation on August 2, 1948; that as of July 28, 1916 the balance of the plot was in a class D area district and class 1 height district and received its present area and height designation on August 2, 1945; that it is proposed to erect stores together with a high speed auto laundry; that the building will be one story in height, of class 1 construction, having a frontage of 88 ft. and a depth of 110 ft.; that a portion of the lot will be used for parking of patrons' cars, loading and unloading; that the entire building will be confined to the retail portion of the site; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and an asset to the community; that Northern boulevard is a heavily trafficked auto lane and as such the proposal is entirely within keeping at this point; that the adjoining property to the north will be protected by the omission of windows along the north wall and the landscaping of the entire portion of the plot within the residence zone; that the land is high in assessed value and the proposal is the only type of building that would give the owner an equitable return on his investment; that the proposed curb cuts on 248th street is required for operation of the auto laundry and will not affect 248th street any more than the curb cuts that exist for the private garage of the dwelling in said street; and

WHEREAS, the applicant states that the present owner has held title to the property since February 21, 1955 and that the assessed valuation of land is $26,000; and

WHEREAS, the premises and surrounding area were inspected by a committee on the Board; and

WHEREAS, this application does not include the proposed stores on the Northern Boulevard frontage which can be erected as a matter of right if complying with the zoning resolution and other laws; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and 7A of the zoning resolution to permit an automotive laundry proposed in the rear of the proposed stores.

Resolved, that the decision of the borough superintendent, acting on N.B.. Applic. 825-55, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

176-50—BZ

APPLICANT—Max Horn, for Frank Fenimore, owner.
SUBJECT—Application reopened June 21, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension of existing junk storage building.
PREMISES AFFECTED—106-01 to 106-15 154th street and 154-02 South road, southeast corner, Block 10122, Lot 1, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: M. Horn.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Time extended to complete the work.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—

WHEREAS, on July 31, 1951, this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of (existing) building (junk storage), affecting premises 106-01 to 106-15 154th street, and 154-02 South road, S.E. corner, Block 10122—Lot 1, Jamaica, Borough of Queens; and

WHEREAS, on September 25, 1951 copy of petition and order of certiorari was served on Board by attorney for objectors; and

WHEREAS, on September 29, 1952, in Special Term Supreme Court, the Board was sustained; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on July 13, 1952; during which time the matter was in court; and

WHEREAS, this application was reopened on June 21, 1955, and set for hearing on July 19, 1955 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 19, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the Board granted a variance on July 31, 1951, permitting the extension of a junk storage building under Section 7c under certain conditions; and

WHEREAS, the variance expired by limitation under Section 22A of the Zoning Resolution, no work having been started; and

WHEREAS, the Board reopened this case on June 21, 1955, setting July 19, 1955, as the date for a hearing on the applicant's request for reinstatement and extension of the original variance;

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 31, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 2100-49.)

293-52-BZ—Vol. II

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner, Pack Medical Foundation, lessee.

SUBJECT—Application May 13, 1955 (decision of the borough superintendent), under sections 7d and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with cancer and its allied diseases, using more than the area permitted.

PREMISES AFFECTED—277-279 Lexington avenue, east side, 42⅔ ft. north of East 36th street, Block 892, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Latham C. Squire and John P. Fox.

For Opposition: Leroy P. Ward and Fred Werle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 24, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Lexington avenue are in a residence use, B area, class 1½ height district; East 36th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1955 acting on amendment to N.B. Applic. 68-55, reads:

"Objection #1 is repeated (Proposed use of premises located in a residence use district as a Medical Office Building for Education, Research, Consultation, Examination and Therapy, in connection with cancer and its allied Diseases is contrary to Article II Section 3 of the Zoning Resolution.)

Objection #2 is repeated (Area of the proposed building exceeds the permissible area under Article IV section 12(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 56 ft. ¾ in. frontage by 100 ft. in depth, on which are located old multiple dwellings, to be demolished; that it is proposed to erect a building 56 ft. ¾ in. front by 100 ft. in depth (typical floor 90 ft. in depth), 12 stories, 143 ft. 8 in. in height, of class 1 construction, to be used for research and treatment of cancer and allied diseases; and

WHEREAS, the applicant states that the department of housing and buildings does not require a rear yard nor, of course, a rear setback plane for a building to be constructed on a lot that is back-to-side with another lot in the same use district; that plans submitted do provide these considerations; that the proposed building and use is in keeping with the uses expressly enumerated in section 3 as the purposes for which buildings or premises may be erected or used in a residence district; that the building is proposed to be constructed and furnished for one specific purpose—a medical building for research, education, consultation, examination and therapy dedicated to cancer and its allied diseases; that the building cannot be classified as a hospital; that no beds are to be provided for overnight care of patients, no food is to be served and no ambulance will be housed in the building; that examination and therapy will be for ambulant patients only and if hospitalization is necessary, regular hospital facilities are provided elsewhere; that such a medical building is far more desirable in a residence district than a permitted hospital, which requires a noisy ambulance, food delivery, linen pickup and delivery and garbage collection; that the proposed building will create no more traffic than a multiple dwelling and will be closed at night; that the use of the building will be most definitely in the interest of public welfare, locally, nationally and internationally, and it is therefore requested that permission be granted to use the building as proposed; and

WHEREAS, the applicant further contends that the building is to be constructed and owned by the Pack Medical foundation, Inc., a non-profit incorporated New York organization for research and treatment of cancer and allied diseases, and for this reason the design of the building is unique; that this building is made possible by a gift of the necessary funds for its construction on property now known as 277 and 279 Lexington avenue only; that it is felt that the proposed building, constructed as it is with rear yard setbacks, will be decidedly more attractive to the neighborhood than if it were constructed with a straight wall rising vertically for 12 stories on less coverage; that numerous attempts have been made to enlarge the subject site during the past 7 years through the purchase of the old Amherst hotel adjacent to the subject site on the south, but every attempt has failed; that on the north is the Army and Navy club; that they have no wish to sell and consequently the owners are left with a plot about 5,600 sq. ft. in area; that a calculation of the useable net areas, one with a 10 ft. rear yard and the other for 65% coverage, was made by deducting fixed areas which occur on all floors; that these fixed areas include stairs, elevators and elevator lobby, ducts for a completely air conditioned building, pipes, lift shafts, public toilets, outside walls and 11th and 12th equipment floors; that the result is as follows:

	With Rear Yard	65% Site Coverage
Total floor area.....	58,695 sq. ft.	46,545 sq. ft.
Less fixed areas.....	21,460 sq. ft.	20,418 sq. ft.
Net Useable areas.....	37,235 sq. ft.	26,127 sq. ft.

that although on the 65% site total floor area would be reduced by only 20%, net useable area would actually be reduced by 30% since fixed areas are nearly identical; that this means that instead of being able to build a building with ample research, diagnostic and treatment facilities in which there must be future staff expansion, the organization would have minimum facilities for its present staff and no real opportunity for any expansion; that unless the building can be constructed as proposed, it will probably be necessary to eliminate some facilities entirely in order to obtain the minimum space required; that since research is so closely allied with, and vitally dependent on therapy, diagnosis and study, any proportionate curtailment of facilities of medical functions, library and study would handicap greatly the work of the foundation; that obviously it would require more non-medical personnel per professional man to operate and maintain the smaller building, and that unit cost of construction for the smaller building will be greater; that the hardship claimed is unique and peculiar to the proposed building and site and does not affect the vicinity generally; that the building proposed to be constructed is planned for one purpose only, that is research, education and treatment of cancer and allied diseases; that the construction of the building and the equipment that will be placed therein are considerably more expensive than other buildings; that as this is a one-purpose building it would be extremely difficult to convert it to any other use; that the hardship claimed is also unique to this one parcel of land as there is no reasonable way to enlarge the plot in any direction; that the granting of the requested variance would not adversely affect the surrounding neighborhood; that existing conditions in the immediate vicinity of the

subject site shows that the hotel on lot No. 25 immediately to the south has blocked its own light and air to the comparatively small court that it has provided; that no harm is done to the hospital building directly east of the site, and to the north adequate light and air are provided from 37th street through existing yards; that there are many 12-story buildings along Lexington avenue and it is felt that neither the front nor the rear facade of this building will prove to be at all unattractive to the neighborhood; that the lot on which the subject building is proposed to be constructed is the only one available and the attention of the Board is directed to the fact that the munificent gift is restricted for an edifice on this particular site; that it is felt that such a use at this location will be thoroughly in harmony with the general purpose and intent of the zoning resolution; and

WHEREAS, the applicant states that the present owner has held title to the property for 9 months; that the assessed valuation of land is $120,000 and of the building $20,000 making a total of $140,000; and

WHEREAS, the tabulation of areas is as follows:

Area of plot	5,913	sq.ft.
Area permitted	3,843.45	sq.ft.
Area proposed	5,913	sq.ft.
Area in Excess	2,069.55	sq.ft.

and

WHEREAS, the building at 275 Lexington Avenue, at the northeast corner of 36th Street, extends for the full depth of the lot for five stories so there is no chance for the proposed building to obtain any light or air from the south below the height of that building; that such building has a blank wall on its northerly lot line and takes its light and air from the south and west only, having a 100 per cent coverage except for a small court in the rear at the north side; the building to the north is on a lot 80 feet deep and occupies more than what would now be permitted for coverage; from the testimony it appears that efforts were made to purchase additional property for a more adequate building but without success; that no owners with property fronting on the south side of east 37th Street objected; general consents have been filed by the Murray Hill Association and consents have been filed by several adjacent owners; on the east this plot is blocked for the full width of the lot by the existing hospital; taking all these things into account the Board has concluded and finds the proposed building is in harmony with the spirit and intent of the Zoning Resolution and that the application should be granted on condition; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the construction, with the coverage of additional area, as proposed and as indicated on plans filed with this application marked, "Received, May 13, 1955" (18 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and to permit the occupancy of the building as a medical office building for special research work, but not primarily for doctors' offices, as proposed; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

295-53-BZ

APPLICANT—James L. Lyons, for Emil Gutermann, owner.

SUBJECT—Application reopened on June 28, 1955 for consideration of zoning change from business to residence use —re (decision of the borough superintendent) previously granted on condition under sections 7f and 21 of the zoning resolution, permitting in a business use district (now a residence use district), the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic) and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street, Block 3239, Lots 14, 16 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Emil Gutermann.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition, reaffirming resolution of March 2, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened on June 28, 1955 and set for hearing July 19, 1955, at 10 A. M., subject to the regular procedure, waiving all requirements except filing of new decision which has been filed and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bailey avenue and West 193rd street are in a residence use, B area, class 1½ height district;

WHEREAS, the decision of the borough superintendent, dated March 18, 1953 acting on N.B. Applic. 280-53, read:

"1. In a business district the proposed gasoline service station, lubritorium and car washing is contrary to Section 4, Article II of the Zoning Resolution."

and

WHEREAS, the revised decision of the borough superintendent, dated June 9, 1955, acting on N.B. Applic. 280-53, read:

"1. B. S. A. Cal. #295-53 was approved by the Board on March 2, 1954. Zoning was changed from Business to Residence use on April 29, 1954. Working drawings were approved by B. S. A. on July 27, 1954 without cognizance of change of use district. Obtain approval of B. S. A."

and

WHEREAS, the applicant states the premises consist of a plot, 125 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 34 ft. 4 in. by 28 ft. 8 in., one story, 13 ft. 11 in. in height, of class 3 construction, to be used accessory to proposed gasoline service station; that it is further proposed to install ten 550 gallon gasoline tanks, six dispensing pumps, with two 26 ft. curb cuts; and

WHEREAS, the applicant contends that Bailey avenue is a heavily trafficked automobile and truck highway, carrying a large volume of commercial traffic and for that reason the subject site is adaptable for development as a gasoline service station; that because of the surrounding development, it is not feasible to develop the premises with a conforming use at this time; that the affected area along the west side of Bailey avenue (Deegan Blvd.) is unrestricted; that before the city took title to the property on the west side of Bailey avenue for the construction of the Major Deegan expressway, said property was developed in the following manner; that block 3238 was developed with a Sheffield Farm company factory, said factory being right across the street from the site of the proposed gas station and extending northward past West 193rd street; that to the north of this factory and continuing northward across West Kingsbridge road, there had been a number of garages, all with service facilities; that on the west side of Bailey avenue, just southwest of the junction between Heath and Bailey avenues, there had been a Standard Oil gas station; that at the intersection of Fordham road and Harlem river terrace, the city took title to a piece of property developed with a garage, upon

which the owner of the site now in question, had a long term lease; that by taking over this property for the Major Deegan expressway, the City put the owner out of business; that on the southeast corner of Bailey avenue and West Kingsbridge road, there had been a Gulf gas station and to the south of the site, on the westside of Sedgwick avenue, between the end of Bailey avenue and Fordham road, there is now in existence a garage with servicing facilities; that all in all, there had been 13 garages with servicing facilities and two gas stations in the vicinity; that due to the construction of the Major Deegan expressway a great number of garages, with their service facilities, and the two gas stations have been demolished, and the erection of this gasoline station would be a great benefit to the neighborhood, especially so in view of the two large housing projects in the vicinity; that the land cannot yield a reasonable return if used only for a purpose allowed in that zone; that the plight of the owner is due to unique circumstances in that after the City put him out of business, he had to relocate himself in an area as close as possible to his original place of business in order that he should not lose the trade which had taken him 23 years to build up; that the use will not alter the essential character of the neighborhood; that the granting of the variance would result in the improvement of a vacant plot practically unsuitable for any other use, resulting in a substantial investment; that no other development would tend to bring a reasonable return on the investment required; that the gas station would be of modern design with a protective concrete wall along the interior lot lines, and with other conditions as the Board may impose; and

WHEREAS, the Board has been informed that the zone in this area was changed from business to residence use on April 29, 1954; and

WHEREAS, on June 1, 1955 the Board rescinded the resolution adopted on May 24, 1955, because of the change in zoning.

Resolved, that the Board of Standards and Appeals does hereby *reaffirm* its action of March 2, 1954, granting this variance, in view of the fact the zone had been changed before the resolution was adopted on June 1, 1955, from business to residence use, so that the resolution shall read as follows:

"*Resolved,* that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked 'Received April 16, 1953' (4 sheets) and 'February 15, 1954' (1 sheet), *on condition* that the premises shall be leveled substantially to the grade of Bailey avenue and arranged substantially as indicated on such plans; that pumps shall be of the low approved type and erected not nearer than 15 feet to the street building lines; that masonry walls as proposed shall be erected on interior lot lines; that curb cuts shall be restricted to two, as shown, each not over 30 feet in width, including splays; that the premises shall be paved with concrete or approved asphaltic paving; that the accessory building shall have no cellar and in all other respects shall comply with all requirements of the Building Code; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that the sidewalk and curbing in front of premises shall be repaired or constructed to the satisfaction of the Borough President; that such portable fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign on the facade of the accessory building, excluding all temporary signs and roof signs, but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that complete working drawings shall be submitted to the Board within two months for further consideration and additional conditions before same are filed with the Borough Superintendent and after approval of same, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

686-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Stella D'Oro Realty Corp., owner, Stella D'Oro Biscuit Co. Inc., lessee.

SUBJECT—Application April 1, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a business use district the reduction in size of lot 66 (previously granted by the Board, a non-storage garage and parking area), and the use of existing wall of building on westerly lot line as a party wall for proposed building to be erected on lot 70 (formerly lots 71 and 72).

PREMISES AFFECTED—191 West 237th street and 3781 Putnam avenue West, northwest corner, Block 3270, Lot 66, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 26, 1955 subject to regular procedure, to consider extension of area and building; and

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Putnam avenue West are in a business use, B area, class 1¼ height district; West 237th street is in business and unrestricted use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 16, 1955 acting on Alt. Applic. 204-55, reads:

"1. Creation of party wall for extension of building on lot 70 (NB 158-55) and reduction of lot on west portion of premises is not shown on Bd. of S. & A. Cal. #686-53-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 84.96 ft. and 246.87 ft. frontage by 157.21 ft. in depth, irregular, on which is located a building 80 ft. by 120 ft. 8 in., one story in height, of class 3 construction used as a non-storage garage for more than five motor vehicles (trucks) for which certificate of occupancy No. 15749-55 has been filed; that it is proposed to permit the reduction in size of lot and to permit the westerly wall of garage to be used as a party wall for proposed building on adjoining lot 70 (formerly lots 71 and 72); and

WHEREAS, the applicant contends that this is not an application for extension of area and building, but rather for a reduction of lot previously involved in Cal. No. 686-53-BZ; that the existing non-storage garage for more than five motor vehicles (delivery trucks) as previously approved and erected will not be extended in any way; and

WHEREAS, the applicant states that the present owner has held title to the property since December 6, 1951; that the assessed valuation of land is $20,000 and of the building $40,000 making a total of $60,000; that the building was erected in 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals do

hereby *amend* the resolution adopted on December 15, 1953, under Volume I, by adding thereto:

"that in the event the owner desires to extend the premises and to construct the proposed warehouse to the west of the existing garage, as proposed and as indicated on plans filed with this application marked, "Received, April 1, 1955, (3 sheets), and "July 13, 1955" (one sheet), that such additional construction may be permitted for the use and reduction of lot on west portion as proposed *on condition* that the building shall not be increased in height or area beyond what is now proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners, Car Wholesalers, Inc., lessee.

SUBJECT—Application April 6, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in use and area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.

PREMISES AFFECTED—Franklin D. Roosevelt drive, from East 48th street to East 49th street and 425-435 E. 48th street, north side and 422-430 East 49th street, south side, Block 1360, Lots 14, 15, 16, 26, 34, 35 and 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur S. Hirsch.

For Opposition: Robert M. Blum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on une 21, 1955 after due notice by publication in the Bulletin; aid over to July 19, 1955 for inspection and decision; hearng closed; and

WHEREAS, the district maps accompanying the zoning resoution show that the site is in a residence use, B area, class height district; East 48th street and Roosevelt drive are residence, local retail and restricted retail use, B area, ass 2 height districts; East 49th street is in residence and cal retail use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, ated March 18, 1954 acting on Alt. Applic. 1832-53, reads:

"1. The extension of a parking lot for more than 5 motor vehicles, gasoline service station and 14' x 12' temporary frame attendant's shelter, located in a Residence Use District, constitutes an extension of a nonconforming use and is therefore contrary to Art. II, P. 3, Zoning Resolution."

id

WHEREAS, the applicant states that the premises consist of en used as a parking lot for more than 5 motor vehicles which is located a gasoline service station and a parking t, on lots 16 and 26; that it is proposed to extend the parkg and storage of motor vehicles to include the plot as exnded by addition of lots 14, 15, 34, 35 and 37; that it is so proposed to demolish existing garage and remove wooden elter; and

WHEREAS, the applicant contends that lots 16 and 26 have en used as a parking lot for more than 5 motor vehicles r longer than 20 years; that certificate of occupancy No. 676 was issued on May 15, 1941 for a gas station and the parking of motor vehicles; that three garages which were eyesores were demolished and it is proposed to demolish the existing garage; that the purpose of this application is to extend the use of the area for parking of more than five motor vehicles, to maintain the existing gas service station and to provide a class 3 shelter 14 ft. by 12 ft.; that in the middle of 48th street, east of 1st avenue, the land is used for parking purposes; that the need for parking facilities is very great in this area and it would be a service to the community to allow additional parking; and

WHEREAS, the applicant states that the present owner has held title to the property since March 1, 1948; that the assessed valuation of land is $711,000 and of the buildings $4,500 making a total of $715,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of two years to permit the extension of the parking use to the balance of the plot where not built upon as proposed and as indicated on plans filed with this application marked, "Received, May 5, 1955" (5 sheets) *on condition* that the premises shall be levelled substantially to the grade of the abutting streets and shall be paved with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the exterior lot lines a woven wire fence of the chain link type not less than five feet six inches in height, except for entrance and exit where located at present at East 48th Street, and an additional entrance to the lower level of East 49th Street; that there shall be no building erected on the premises other than those now existing and the proposed shelter; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954 (decision of the borough superintendent), under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni, Vincent Forchelli and Philip Varrichio.

For Opposition: Albert A. Raphael.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, A area, class ¾ height district; 21st avenue is in residence and local retail use, A area, class ¾ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 20, 1954 acting on N.B. Applic. 1383-54, reads:

"1. Extension of an existing legal non-conforming use located in a residence use area is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 129.60 ft. in depth, irregular, presently used as a storage yard for contractors' equipment, materials and trucks; that it is proposed to construct a one story building on a portion of the plot to be used for the storage of the same general equipment, and for a small office; and

WHEREAS, the applicant contends that the owner, who owns and lives in the building adjoining the north side of this plot, purchased this land for the purpose of erecting a building for the storage of his equipment, but was not able to carry out the work immediately; that because of this, he had to store his equipment in an open yard for which he obtained certificate of occupancy No. Q83426; that on December 14, 1953 when the zone was changed from unrestricted to residential, plans were already prepared for the proposed building; that by granting this appeal and allowing the building to be constructed, the Board will not only be helping the owner to use his land for more gainful purposes, but will be improving the neighborhood by allowing him to keep his equipment inside a building instead of in public view in an open yard; and

WHEREAS, the applicant states that the present owner has held title to the property June 3, 1949 and December 6, 1951; that the assessed valuation of land is $3,500 and of the building $100 making a total of $3,600; and

WHEREAS, the owner's trucks are used in his business of supplying fuel oil; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee has carefully considered the record involved and finds the application should be granted on condition and so recommends; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7a to permit the erection of a garage building for storing auto trucks now located on the premises, substantially as proposed and as indicated on plans filed with this application marked, "Received, August 20, 1954" (4 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no gasoline storage system within the garage building; that there shall be no entrance to the garage building from the street; that all entrance shall be from the space to the north of the buildings under the same ownership; that an additional door may be constructed in the northerly wall or the proposed entrance to the building in the northerly wall may be enlarged to accommodate the entrance and exiting of the trucks; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

739-54-BZ

APPLICANT—Charles Abrahams, for Menna and Son, owners.

SUBJECT—Application October 1, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—157-161 Lombardy street, north side, 75 ft. west of Varick avenue and 102-104 Anthony street, Block 2820, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Lombardy street, Varick avenue, Anthony street are in an unrestricted use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 27, 1954 acting on Alt. Applic. 3341-54, reads:

"1. Area of Bldg. will exceed permissible area for 'C' area district contrary to Sect. 13, Art. IV of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 200 ft. in depth on which is located a one story frame building having an area of 3075 sq.ft., and a one story, class 3 extension which was erected in 1952 and which has an area of 5150 sq.ft.; that the combined area of existing buildings is 8225 sq.ft.; that the premises are occupied as a factory for the reconditioning and storage of wood and fibre barrels; that it is proposed to demolish the frame building and extend existing class 3 structure to cover the whole lot; and

WHEREAS, the applicant contends that the premises are owner occupied; that previous to acquiring the premises in 1945, the owner occupied the premises as a lessee as far back as 1929, occupying the frame buildings for reconditioning of barrels and the vacant space for the storage of barrels and trucks; that in 1952 he demolished the front portion of the existing frame building and erected the present class 1 extension under Alt. 3260-51; that under the present certificate of occupancy the open yard facing Anthony street may not be used for storage; that the material dealt with in this establishment is of a bulky nature and requires large areas for handling and storing; that the existing area is inadequate for efficient operation of the owners' growing business; that the replacement of the frame building with a class 3 structure will decrease the fire hazard; that the neighborhood is developed for industrial use; that the C area designation has existed since 1916; that the zoning resolution amendment of 1944 was not intended to limit the percentage of construction of the lot area in a neighborhood which has been developed in this manner and which is in an unrestricted use zone; that the granting of a variance will not affect any adjoining premises as to light and air; that there is a transition to an A area zone on the west side of Varick avenue; and

WHEREAS, the applicant states that the present owner has held title to the Lombardy street frontage since October 31, 1946 and to the Anthony street frontage since August 31, 1948; that the assessed valuation of land is $7,000 and of the building $16,000 making a total of $23,000; that the frame building was erected prior to 1929 and the brick extension was erected in November 7, 1952; and

WHEREAS, the tabulation of area is as follows:

Area unbuilt upon	7975 sq.ft.
Area permitted	4785 sq.ft.
Area proposed	7975 sq.ft.
Area of loading berth	396 sq.ft.
	7579
Area in excess	2795 sq.ft.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension of area, as proposed and as indicated on plans filed with this application marked, "Received, October 1, 1954" (4 sheets) and "June 13, 1955" (one sheet) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulation applicable thereto; that the building proposed to be removed shall be removed; that the building shall not exceed one story in height, as proposed; that there shall be no windows opening to the adjoining premises on the side lot lines; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954 (decision of the borough superintendent), under sections 7f and 7A of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John L. Flynn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert..... 1

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Liberty avenue are in a business use, D area, class 1 height district; Lloyd road is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 23, 1954 acting on N.B. Applic. 3768-54, reads:

"1. The use of the premises as a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales in a Business Use District is contrary to Art. II Sec. 4a & 4C of the Zoning Resolution.

2. Any entrance to or exit from a business located less than 75 ft. from a residence zone is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 221.91 ft. frontage by 109.42 ft. in depth, irregular, presently vacant, except for billboards, to be removed; that is proposed to develop the site with a modern gas station; that the proposed building will be located at the westerly portion of the site, abutting the vacant land under the same ownership; that a steel picket fence, together with planting and shrubbery, will be provided along the west lot line and this fence and shrubbery will be returned along the Lloyd road building line down to the front of the proposed building; that planting and shrubbery, protected by a concrete curb, will also be provided at the intersection of the two streets; that pumps will be confined to the Liberty avenue frontage of the property and these pumps will be set back 18 ft. from the building line; that it is proposed to provide two small curb cuts along Lloyd road to facilitate ingress and egress; that permission to maintain one of these cuts within 75 ft. of the residence use district is the only question involved under section 7A, and since the abutting property is under the same ownership, this modification is requested; and

WHEREAS, the applicant contends that Liberty avenue in this area is a heavily travelled traffic artery with many properties within the affected area devoted to industrial uses; that there is a building material storage yard in block 10041, lot 6 and there are also open contractors' storage yards in block 10046, lots 4, 6 and 8; that the next property to the east of the site on Liberty avenue, in block 10019, lot 39, is a wire rope factory with open storage yards on both sides of the building; that there are also a number of lots with large advertising billboards, as well as other factories within the affected area; that although the tax maps show lot numbers assigned to portions of Lloyd road, this street is actually physically opened and paved for its entire length within the affected area, but there is no sidewalk or curb on Lloyd road abutting the site; that if this application is granted, sidewalks and curbs will be provided, which will benefit surrounding owners; that there has been little or no construction in this area in many years and there is therefore no demand for additional retail stores in this area; that since the only abutting property is under the same ownership as the site, and since the pumps will be confined to the Liberty avenue frontage of the property, it is felt that the proposal will not adversely affect the surrounding area; and

WHEREAS, the applicant states that the present owner has held title to the property since July 25, 1945 and that the assessed valuation of land is $7,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3768-54, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

952-54-BZ

APPLICANT—Morris Shachnow, for Morris Shachnow, Julius Israel and David H. Israel, owners.

SUBJECT—Application December 14, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles and the erection of a shelter for attendant.

PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32- to 37 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Shachnow and B. M. Kaufman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning reso-

lution show that the site and East 15th street are in residence and restricted retail use, B area, class 1½ height districts; 1st avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1954, acting on N.B. Applic. 135-54, reads:

"1. The creation of a shelter and parking for more than 5 motor vehicles, located partly in a Restricted Retail Use District, and partly in a Residence Use District, is contrary to Art. II P. 4-B & P. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103 ft. 3 in. frontage by 102 ft. in depth, presently vacant; that it is proposed to enclose the entire lot with a 4 ft. chain link fence except at south and west walls, where masonry walls exist; that the lot shall be graded level with cinders, approximately to a level surface and maintained so that no drainage will flow onto adjoining property or sidewalks; that the surface shall be rolled or compacted with a binder to prevent rising of dust; that the driveway from the curb line to the entrance shall be paved in accordance with the specifications of the borough president's office; that the lot shall be adequately illuminated and shall be 1/10 of 1 watt per sq.ft. of parking area distributed over the entire area; that lights will be provided with reflectors so that illumination is directed downward and away from adjacent buildings; that sufficient aisle space shall be provided to enable firemen to reach any parked car with fire hose and hook; that it is also proposed to erect an 8 ft. by 10 ft. shelter, 8 ft. in height; and

WHEREAS, the applicant contends that since the area zoned for residence represents less than 2% of the overall plottage, it is intended by this application to request a variance of the entire plot; that to limit the variance to the restricted retail area alone would leave a 2 ft. strip in the rear which would result in a dirt pocket and might create a problem from the standpoint of health and result in the creation of a nuisance; that if the Board should grant a variance and limit it to that portion of the plot located in the restricted retail zone, it is proposed to place bumper guards, or any other safeguards which the Board may direct, to separate the 2 ft. in the residence district from the parking lot and to prevent its use for such purpose; that the variance, if granted, will provide parking facilities for an area already particularly devoid of such available space; that the parking lot is located so that it will in no way interfere with the flow of traffic in the area, since cars can enter and leave the premises in the same direction as the traffic flow; that the only way that the vacant land can produce sufficient income to maintain itself is by the operation of a parking lot; and

WHEREAS, the applicant states that prior to November 29, 1945 this plot was zoned as follows: the 1st avenue frontage of 103 ft. 3 in. going back 100 ft. westerly on 15th street, was zoned for business and the remaining 2 ft. on 15th street was zoned residence; that on November 29, 1945 the area which was previously zoned as business was changed to restricted retail; that the residence use of the balance remained as is; and

WHEREAS, the applicant states that the present owner has held title to lots 32 to 36 inclusive since July 18, 1949 and to lot 37 since August 15, 1951 and that the assessed valuation of the land is $263,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied as proposed for the parking and storage of motor vehicles *on condition* that such motor vehicles shall be of the pleasure car type only; that the premises shall be levelled substantially to the grade of the abutting streets and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines except where walls of buildings on adjoining lots exist, a woven wire fence of the chain link type not less than five feet six inches in height with no openings therein except one to First Avenue located not nearer than 15 feet to the side lot line; that during the term of this variance the premises shall not be used for any other purpose and no building shall be erected thereon except that there may be a building not over one story in height and not more than one hundred square feet in area as a shelter for the attendant; that such building shall be erected adjacent to the entrance and exit; that in all other respects the requirements as to the proposal shall be complied with as shown on plans filed with this application marked, "Received, December 14, 1954" (2 sheets); that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that proper bumpers shall be maintained against the fences to protect against damage thereto; that signs shall be restricted to a permanent sign attached to the fence, at the entrance, advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 25 sq. ft. in area and shall not be illuminated and shall not extend beyond the building line; and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within six months from the date of this resolution.

955-54-BZ

APPLICANT—Meyer Fine, owner.

SUBJECT—Application December 15, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), motor vehicle repairs and office, and to permit the parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Segal.

For Opposition: Errol R. Chance.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: .....

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin, laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 177th street are in a retail use, C and D area, class 1 height district; Liberty avenue in retail and unrestricted use, C and D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated November 29, 1954 acting on N.B. Applic. 3601-54 reads:

"1. Use of premises located in a retail use district for gasoline service station, minor motor vehicle repair, lubritorium, car washing, parking area for more than five cars is contrary to Art. II Sec. 4A of the Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 107.69 ft. frontage by 169.56 ft. in depth, presently vacant; that it is proposed to erect a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle

pairs and office, and to permit the parking of motor vehicles on unbuilt upon portion of plot; and

WHEREAS, the applicant contends that this parcel was purchased by the Haldiman Construction Corporation on October 11, 1946 for the purpose of erecting a one story factory building on the site, conforming to the then existing zoning regulations; that prior to completion of plans and specifications for the erection of the contemplated one story factory type building and, on January 21, 1947 the zoning regulations were changed, reclassifying the zone from a business zone to a retail zone; that as such, all of the plans made for the erection of the contemplated factory building in conformity with prior zoning regulations had to be scrapped and abandoned at a substantial cost to the owner; that the present owner of record has maintained the property from the date of acquisition until the present time, which has brought the cost of this property to an amount in excess of $20,000; that the property has been and now is on the market for sale but no buyers can be found and the general conclusion is that there seems to be absolutely no market for this particular piece of property; that the owner feels that he might be able to obtain a reasonable return on his investment by the erection of the proposed gasoline station, which building is to be constructed of poured concrete foundation, approved type masonry units, wood roof beams, roof boards and five-ply rubberoid roofing and steel girders and lintels; and

WHEREAS, the applicant further contends that this site is not suitable for the ordinary uses permitted in a retail district; that it is adjacent and adjoining to a sand, gravel and masonry supply storage yard which is in a classified unrestricted district and is located opposite a bus depot and coal yard; that the proposed gas station will not detract in any way from the aspect of the immediate neighborhood; that the building of such a station would be a service to the community and would supply an additional required service for the automobile and vehicular traffic along Liberty avenue, which is a heavily traveled road and an important artery, servicing the Borough of Queens and suburban Long Island; and

WHEREAS, the applicant states that the present owner has held title to the property since August 25, 1950 and that the assessed valuation of land is $15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the premises across on Liberty avenue and to the east are zoned for unrestricted use, which in the opinion of the Board is not conducive to development of a conforming use on the subject site, which is zoned for retail business use; and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as indicated and proposed on plans filed with this application, marked "Received December 15, 1954", 6 sheets, *on condition* that all uses on the premises shall be removed and the premises graded substantially to the grade of the abutting streets and constructed and arranged as shown on such plans except that all pumps shall be not nearer than 15 feet to the street building line; that the accessory building shall be faced with brick, shall have no cellar and in all other respects shall comply with the requirements of the building code; that doors to toilets shall be rearranged so as not to be adjacent; that the boilerroom shall be enterable only from the exterior; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line; that curb cuts shall be restricted to two 30 feet in width each to Liberty avenue and two of similar width to 177th street that no curb cut shall be nearer than 5 feet to a lot line as prolongated; that along the rear lot line to the south and the side lot line to the east and south there shall be erected a woven wire fence of the chain link type, erected on a masonry base, not less than 5 feet 6 in. in total height, with suitable terminating posts at the building line, except that such fence may be omitted where walls of adjoining premises occur on the lot lines; that the walls on such lot lines shall be stuccoed or painted with permission of the adjoining owner; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not over 4 feet; that at such intersection there shall be erected a block of concrete not less than 12 in. in height extending for a distance of 5 feet, along each side of the intersection; that under section 7i there may be repairing with hand tools only for minor adjustments maintained solely within the accessory building; that under section 7h for a similar term there may be parking of motor vehicles awaiting service, provided such parking does not interfere with the servicing of the station; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corporation, owner, Charlie's Service Station, lessee.

SUBJECT—Application December 22, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock; Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for inspection and decision; hearing closed; then to July 12, 1955, for applicant to file revised plans showing a masonry building throughout and no curb cuts on East 130th street; then to July 19, 1955, for further consideration; applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; Park avenue is in business and unrestricted use, B area, class 1½ height districts; 130th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 20, 1954 acting on Alt. Applic. 2002-54, reads:

"1. Proposed construction and Gasoline Service Station with Accessory Building for Lubritorium, Car Washing, Motor vehicle repairs, Storage, Sale of Ac-

cessories and office; Parking and storage of more than five motor vehicles on unbuilt portion of lot in business use district, constitutes extension of present legal non conforming use and is contrary to Article II, Section 4(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 99 ft. 11 in. frontage by 90 ft. in depth, on which is located a gasoline service station with an accessory building for sales office and lubrication, together with an open lift and portable car washer; that the unoccupied portion of the lot is used for parking and storage of motor vehicles; that there exists a pump island facing Park avenue and two curb cuts on Park avenue; that there also exists a continuous wire fence on East 130th street frontage as no driveways are permitted on that street under the zoning resolution and by virtue of the resolution of the Board under Cal. No. 8-35-A; that it is proposed to alter and extend the existing accessory building to provide service bays for motor vehicle repairs, car washing and lubrication lifts; that it is also proposed to add a sign at the southerly end of premises on Park avenue; that there will be no change in curb cuts, driveway or pump islands; and

WHEREAS, the applicant contends that these premises have been continuously used for a gas station and its accessories as permitted, since its establishment in 1934 and is in use at the present time; that certificate of occupancy No. 37430 is in full force and effect for the existing use of these premises; that while the premises is now zoned for business use, it was previously zoned for unrestricted use prior to January 7, 1946; that while there has been a change of zoning, the character of the immediate area has not materially changed from its previous unrestricted use; that Park avenue contains an elevated railroad structure in the bed of the street; that the opposite side of Park avenue is still zoned for unrestricted use; that there exists several gas stations, garages and factories on both sides of Park avenue in close proximity to the subject premises, as well as east of Park avenue; that the increase in the size of the accessory building is principally proposed in order to qualify as an official inspection station; and

WHEREAS, the applicant states that the present owner has held title to the property since February 2, 1954; that the assessed valuation of land is $32,500 and of the building $4,500 making a total of $37,000; that the building was erected in 1934; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction of the lawfully existing gasoline service station as proposed and as indicated on plans marked "Received December 22, 1954," 4 sheets, as shown on revised plans marked "Received July 15, 1955, 2 sheets, *on condition* that the existing accessory building shall be built with wings added as proposed and shown on such revised plans; that in all other respects the arrangement of the premises shall be as shown on plans as proposed; that such additions to the building shall be of face brick on the sides towards the streets; that the existing gasoline pump island may be continued; that the existing six 550 gallon approved storage tanks may remain provided they are tested by the fire commissioner as to structural condition; that the existing brand signs may be continued; that there shall be erected at the intersection of Park avenue and East 130th street a block of concrete not less than 12 in. high extending for a distance of 5 feet along each street building line; that along the street building line of East 130th street there shall be constructed and maintained a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with proper terminating posts; that the existing curb cut to 130th street shall be filled in; that curb cuts to Park avenue may consist of the existing curb cuts, but none shall be nearer than 5 ft. to a street building line as prolongated; that the existing brand signs may be continued; that the premises were not occupied by accessory building and pumps shall be paved with concrete or asphaltic paving; that parking may be permitted on the plot where shown, located so as not to interfere with the service of the station; that under section 7i there may be continuation of repair work within the accessory building, as previously permitted; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required; including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

14-55-BZ

APPLICATION—Paul Friedman, for Bronx County Trust Co., owner, General Outdoor Advertising Co. Inc., lessee.

SUBJECT—Application January 13, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a restricted retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 14, 1955, at the request of the applicant; then to July 6, 1955, for inspection and decision; hearing closed; then to July 19, 1955, for applicant to file revised plans as to proposed extension of Cross Bronx Expressway and connections to Major Deegan Highway; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a restricted retail use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 3, 1955 acting on N.B. Applic. 1540-54, reads:

"1. Proposed erection of a gasoline service station, lubritorium, auto washing (non-automatic), storage, office, sales of auto accessories and the parking of cars waiting to be serviced on a lot located in a restricted retail district is contrary to Art. 2, Sec. 4-B of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 98.49 ft. frontage by 98.61 ft. in depth, irregular; that as of July 25, 1916 the premises was in a business use district and the present use designation became effective May 2, 1949; that the height and area designations have not been changed since July 25, 1916 and no zoning amendement relating to this property is pending at the present time; that the premises is unimproved except for a ground, advertising billboard sign erected under permit No. 58/1936 approved April 13, 1936; that it is proposed to remove the existing billboard sign and to erect and maintain for a term of 15 years, a gasoline service station, lubritorium, auto washing (non-automatic), office, storage and sale of auto accessories and the parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that the plot is too small and irregular in shape; that it is only 4,315 sq. ft. in area and the two building lines form an acute angle of approximately 45 degrees, so that the plot is unadaptable for de-

velopment with a conventional type of commercial building; that the plot fronts on Edward L. Grant highway, a heavily travelled thoroughfare; that the highway is 120 ft. wide and is divided, except at intersections, by a center mall; that the heavy traffic and the width of the street tend to limit retail trade in that residents east of the highway do not cross it to shop on the westerly side and vice versa; that the existing stores in the area are adequate for the needs of the neighborhood, which is already developed, so that no increase in residential support is to be anticipated; that efforts to sell or lease, the premises for a conforming use have been unsuccessful; that the property was acquired by the Bronx County Trust Company on June 20, 1950 for the purpose of constructing a branch office for the bank, but these plans have been abandoned; and

WHEREAS, the applicant further contends that a grant of this application will result in the improvement of the appearance of the premises and will safeguard the neighborhood; that the existing billboard signs will be removed and a parkway type gas station building will be constructed, of brick construction with a peaked roof; that the rear wall of the proposed building will be unpierced so that the building on the adjoining lot to the west will be unaffected by the uses within the proposed building; that the proposed building will be only one story in height and will provide light for the upper side cindows of the adjoining building, which would be blocked if a two or three story building were erected; that along the Plimpton avenue building line, the brick wall of the building will be unpierced and will extend from the rear line a distance of 29 ft. toward Edward L. Grant highway; that at the end of this wall, an attractive fence wall will be constructed 5 ft. 6 in. in height, with a 2 ft. brick base and 3 ft. 6 in., of wood or steel pickets, which will extend for an additional 29 ft. to a point about 40 ft. from the highway; that a curb cut, 30 ft. wide, is proposed for the Plimpton avenue frontage so that local patronage may obtain safer access to the station from Plimpton avenue without going on to the highway, which would involve a dangerous 315 degree turn; that this proposed curb cut on Plimpton avenue will not violate the provisions of section 7A as it will be distant approximately 95 ft. from the residence district boundary line; that to provide a safer condition the proposed Plimpton avenue curb cut is located 10 ft. from the corner of the highway so that highway traffic will be unable to use this curb cut, as Plimpton avenue traffic is one way and eastbound; that real estate values and fire insurance rates of nearby properties will not be affected adversely; that a grant of this application would permit the same kind of use which exists 50 ft. south of the premises in block 2521, lot 23 (gas station) and would do substantial justice in that it would benefit the owner by permitting the property to be developed for the only use for which it is adaptable; that it would benefit the neighborhood by substituting an attractive building for the present billboard sign and recurring rubbish accumulation which are an eyesore and health hazard and it would benefit the city by increasing the real estate tax revenue from the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since June 5, 1950 and that the assessed valuation of land is $19,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Triborough Bridge Authority has furnished a plan stated to be final on which there are no proposed roadways or underpasses to Major Deegan Highway as shown on applicants area plan west of Plimpton avenue; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received January 13, 1955", 2 sheets, "May 20, 1955", 1 sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises graded substantially to the grade of the main highway; that the premises shall be constructed and arranged as indicated on such plans; that the accessory building shall be faced with brick masonry, have no cellar and comply in all other respects with the requirements of the Building Code; that pumps shall be of the low approved type, erected not nearer than 15 feet to the street building line of Edward L. Grant highway; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that planting shall be maintained where shown, planted with suitable planting material, protected with curbing not less than 6 in. by 6 in.; that the balance of the premises were not built upon shall be paved with concrete or asphaltic paving; that curb cuts shall be restricted to two, each 30 feet in width to Edward L. Grant Highway and one of similar width as shown to Plimpton avenue; that there shall be erected within the building line at the intersection a block of concrete not less than 12 in. in height, extending for a distance of 5 feet along each building line; that signs shall be restricted to a permanent sign on the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within the building line at the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that along the southerly lot line to the building line of accessory building there shall be erected a masonry faced wall or the existing wall of adjoining premises on lot 20 shall be stuccoed or painted with permission of the owner; that along the street building line of Plimpton avenue for a distance of approximately 25 feet there shall be erected a masonry wall from the accessory building to the proposed curb cut, not less than 5 ft. 6 in. in height with suitable terminating posts; that the sidewalks and curbing abutting the premises shall be restored or reconstructed to the satisfaction of the borough president; that under section 7h for a similar term there may be the parking of cars awaiting service, provided such cars are so parked as not to interfere with the servicing of the station; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space) in excess of the permitted percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for inspection and decision; hearing closed; then to July 19, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Howard avenue are in a business use, C area, class 1 height district; Monroe street

is in local retail and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 6, 1955 acting on Alt. Applic. 2236-54, reads:

"1. Area for manufacturing, in a Business use district, is excessive contrary to Art. II sect. 4, par. c of zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 200 ft. in depth, on which is located a six story and mezzanine building of class 1 construction, having a frontage of 100 ft. on Monroe street, 100 ft. on Madison street, 200 ft. on the easterly lot line and 200 ft. on the westerly lot line and occupied as follows: cellar—boiler room, factory and storage; 1st to 6th floors—factory and storage; 1st balcony, 2nd balcony and 6th floor mezzanine—storage; that the building was erected in 1909 under N.B. Applic. 8968 of 1909 for use as a theatre and restaurant; that the building was subsequently altered on various occasions and finally altered under Alt. Applic. 1850-45 to be occupied as follows: cellar—boiler room and storage; 1st floor—store, factory and storage; 2nd to 6th floors—factory and storage and certificate of occupancy No. 114777 was issued July 18, 1946 for these uses; that it is proposed to maintain the present uses as follows: cellar—boiler room, factory and storage (machine shop); 1st floor—factory and storage (manufacturing of paper boxes); 2nd and 3rd floors—factory and storage (manufacturing of knit wear); 4th floor—factory and storage (manufacturing of hand bags; 5th floor—factory and storage (manufacturing of knit wear); 1st and 2nd balconies—storage of paper boxes; 6th floor—factory, storage—manufacturing of ladies wear; 6th floor mezzanine—factory and storage—manufacturing of ladies wear; and

WHEREAS, the applicant contends that the uses throughout the entire building are legal except the addition of manufacturing in the cellar (2500 sq.ft.) and manufacturing on the 6th floor mezzanine (408 sq.ft.); that inasmuch as the present uses are permitted in a business zone but as manufacturing is limited to 100% of the area of the lot, which is 20,000 sq.ft., and the present uses occupy on all floors a total of 22,908 sq.ft., the proposal exceeds the allowable area by 2908 sq.ft., which excessive area occurrs in the cellar and 6th floor mezzanine; that inasmuch as the building now has a legal use as factory and storage and the excess manufacturing area is small, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since March 29, 1945; that the assessed valuation of land is $40,000 and of the building $95,000 making a total of $135,000; that the building was erected in 1909; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the floor space throughout the building to be occupied for factory uses as proposed and as indicated on plans filed with this application, marked "received January 11, 1955", 11 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all requirements applicable to the building and its occupancy, other than as modified by resolution adopted by the Board this day under Cal. 31-55-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated January 6, 1955, on Alt. App. 2236/54, reads:

"2. Bldg over 5 stories in height fire escape cannot be accepted as a req'd means of egress as per sect. 271 of Labor Law."

3. Floors to be adequate for 120 lbs. per sq. ft. live-load as per sect. 7.3.2.3 Bldg. Code."

and

WHEREAS, the applicant states the building is 6 stories and mezzanine, 88 ft. in height, 100 ft. front by 200 ft. in depth, of fireproof construction, erected in 1909 in a business use, C area, Class 1 height district; used and occupied since 1946: cellar—boiler room, factory and storage, 10 persons; 1st to 6th floors—factory and storage, 26 persons on the 1st floor, 23 on 2nd, 26 on 3d, 10 on the 4th, 42 on the 5th and 45 on the 6th; 6th floor mezzanine—factory and storage, 1 person; 1st balcony—storage, 0 persons; 2nd balcony—storage, 0 persons; that the type of manufacturing proposed will be of a type permitted in a business use district under the zoning regulations; that the building is equipped with an approved standpipe system, an interior fire alarm system and will be provided with regular monthly fire drills; that there are three 4 ft. wide fireproof, fireproof enclosed stairs, equipped with fireproof, self-closing doors leading direct to street and provided with a ladder and scuttle to roof and two fire escapes in east and west courts, extending to roof by ladder and to yard by stair; that egress from the lower termination is through side court to street; window and doors opening on course of fire escape are fireproof, self-closing; and

WHEREAS, the applicant states the premises are developed with a 6-story and mezzanine building of fireproof construction, having a frontage of 100 ft. on Monroe street, 100 ft. on Madison street and 200 ft. on the easterly lot line and 200 ft. on the westerly lot line, erected under N.B. 8968/1909 as a theatre and restaurant and altered at various times and finally under Alt. 1850/45 for the following use: Cellar—boiler room and storage; 1st floor—store, factory and storage; 2nd to 6th floors—factory and storage; and Certificate of Occupancy #114777 issued July 18, 1946, for these uses; and

WHEREAS, the applicant contends as to Objection 2 relating to the 6 story portion of building, that this portion is provided with a fireproof stair, 4 ft. wide from 6th floor mezzanine to 2nd floor, with egress to 1st floor and street by way of a 5 ft. wide iron stair; that the stairhall enclosure are fireproof and provided with fireproof, self-closing doors; a scuttle and ladder are provided from the 6th floor mezzanine landing to the roof; that a secondary means of egress is provided from each floor above the first by two fire escapes consisting of a 2 ft. 2 in. iron stairs set at 60° angles, leading directly to street by way of a side court; and

WHEREAS, the applicant contends as to Objection 3, that the building has a legal use of factory and storage with a 90 lb. liveload on the 1st to 6th floor mezzanine and 75 lb. liveload on the 1st and 2nd balconies; this liveload will never be exceeded as the floors are used for storage and light factory work; in addition all floors will have a posted live-load capacity for 90 lbs. per sq. ft. from 1st to 6th floor mezzanine and 75 lbs. on the 1st and 2nd balconies; and

WHEREAS, the applicant contends that in view of the fact the building now has a legal use of factory and storage, it is requested this application be granted; and

WHEREAS, under Cal. 929-53-A an appeal from order #323390 requiring the installation of an approved automatic sprinkler system throughout the building was withdrawn November 9, 1954, on the applicant's statement that he intended to file a new appeal having a different proposal including the enclosure of the existing conveyors used in the paper box factory; and

WHEREAS, examination of Fire Department Folder #3891.01 indicates by report dated May 25, 1955, that the occupant of the 1st floor has moved and the areas in which the manufacture of paper boxes was carried on was then vacant and recommended that the order be rescinded; such order was rescinded June 1, 1955; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirement of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 2236/54, Objection Nos. 2 and 3, and that the appeal be and it hereby is *granted* to permit the existing fire escape formerly used as exits for the former theatre, to be continued as second means of exit from the building; and that the existing floor loads shown as 90 lbs. on the 1st to 6th floors and 75 lbs. on the 1st and 2nd floor balconies may be continued, *on condition* that the factory work shall be of a light type and not using inflammable materials; that such floor loads shall be posted; that the balcony portion of the former theatre shall be used for offices only and the standpipe and fire alarm systems shall be continued to the satisfaction of the administrative official.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955 (decision of the borough superintendent), under sections 7c, 7i & 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the extension in arear of existing gasoline service station and the installation of five additional gasoline storage tanks and to rebuild the existing station to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Aberdeen street are in residence and business use; C area, class 1 height districts; Bushwick avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1954 acting on N.B. Applic. 919-54, reads:

"1. Proposed change of existing gasoline service station to gasoline service station, lubritorium, car washing, minor auto repairs, on a lot partly in Business and partly in residence zone is contrary to Article II Section 3 and Article II Section 4a subsection 15, 29 and 46 of the zoning resolution.

2. Proposed signs and show windows within 75' of a residence zone in a transition from a Business to Residence zone is contrary to Article II, Section 7A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 90 ft. in depth, irregular, on which is located a gasoline service station consisting of five 550 gallon gasoline tanks, four dispensing pumps, two open grease pits and a one story building of class 5 construction, having a frontage of 14 ft. 6 in. and a depth of 12 ft. 5 in., the building being used for office and sales of accessories; that permit No. 6814-25 was issued for a gas station having a frontage of 119 ft. on Bushwick avenue, 50 ft. on Aberdeen street, 185 ft., on the westerly lot line and 75 ft. on the northerly lot line; that certificate of occupancy No. 68281 was issued August 27, 1932 for use as a gas station; and

WHEREAS, the applicant states that the use district maps accompanying the building zone resolution show that the premises are in a class C area district, class 1 height district and that portion of the premises within 100 ft. of Bushwick avenue is in a business use district and the balance of the plot is in a residence use district; and

WHEREAS, the applicant further states that it is proposed to extend the existing gas station to a frontage of 90 ft. on Aberdeen street, 100 ft. on Bushwick avenue, 110 ft. on the southerly lot line and irregular on the westerly lot line; that it is also proposed to install five additional 550 gallon gasoline tanks, making a total of ten, to demolish all present structures, remove the open lifts and erect a new accessory building one story in height, of class 3 construction, having a frontage of 56 ft. 8 in. and a depth of 27 ft. 8 in., to contain the conjunctive uses of lubritorium, minor auto repairs, car wash, store and utility room; that a portion of the premises will be used for parking and storage of motor vehicles; that the entire area will be asphalt or concrete paved and a 5 ft. high woven wire fence set on a 6 in. high curb, making a total of 5 ft. 6 in. in height, will be erected along the westerly lot line where the building does not occur; that it is also proposed to maintain the existing 4 ft. high woven wire fence along the southerly lot line; and

WHEREAS, the applicant contends that inasmuch as Bushwick avenue is a heavily trafficked street, the proposal is entirely within keeping at this point as has also been proven by the continuous operation of the gas station since 1924; that the removal of the present buildings and the erection of a new building of modern design will enhance the appearance of this station and help it render a better service to the community; that the following non-conforming uses within the affected area also render the rebuilding entirely within keeping at this point, as follows: block 3470, lots 37 and 35—gas station and auto repairing; block 3468, lot 41—parking lot; block 3466, lot 30—gas station; that the proposed show window and signs within 75 ft. of the residence zone occur on the building which sets back 23 ft. 4 in. of the building line of Aberdeen street and therefore cannot affect the residential aspect of said street; and

WHEREAS, the applicant states that the present owner has held title to the property since August 2, 1948; that the assessed valuation of land is $36,500 and of the building $3,000 making a total of $39,500; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that the existing gasoline station does not occupy all of the plot that it lawfully occupies at present; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application

be and it hereby is *granted* under Section 7c to permit the reconstruction and extension of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, January 13, 1955" (4 sheets) and "July 14, 1955" (2 sheets) *on condition* that all buildings and uses not proposed to be retained shall be removed; that the premises shall be levelled substantially to the grade of Bushwick Avenue; that there shall be no construction in the 20 ft. area along Bushwick Avenue; that such area shall be paved and may be crossed for entrance and exit; that curb cuts shall be restricted to two curb cuts to Bushwick Avenue with curb cuts not exceeding 30 ft. in width and located where shown, and one curb cut to Aberdeen Street not over 40 ft. in width, with no portion of any curb cut nearer than five feet to a side lot line as prolongated; that the accessory building shall be located where shown and shall in all other respects comply with the requirements of the Building Code and shall be faced with face brick; that there shall be no cellar beneath the accessory building; that the accessory building shall be arranged and designed substantially as shown on such plans; that the balance of the premises shall be paved with concrete or asphaltic pavement; that there shall be erected on the rear lot line where walls of adjoining buildings do not occur at the lot lines a masonry brick wall not less than five feet six inches in height; that a similar wall shall be erected on the lot line of Aberdeen Street for a distance of approximately fifty feet; that such wall along Aberdeen Street may be of masonry two feet in height with a steel picket fence to a total height of not less than five feet six inches; that pumps may be located on the proposed building line, 20 feet back including bases, from the building line and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed the existing five 550 gallon tanks, which shall be tested by the Fire Commissioner for safety, and five additional 550 gallon approved tanks; that all new storage tanks shall be located not nearer than 25 ft. to the wall of subway tunnel; that along the southerly lot line the existing woven wire fence, approximately four feet in height may be continued, provided it is in good condition and to the satisfaction of the borough superintendent; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7A the curb cut on Aberdeen Street hereinbefore permitted may be constructed, and the show windows as proposed for the store in the accessory building; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to be erected within the intersection of the new lot line of Bushwick Avenue and Aberdeen Street; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

33-55-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated December 16, 1954, on N.B. App. 919/54, reads:

"3. Gasoline pumps are required to set back at least 10'-0" from building line as per department regulation.

4. Concrete mats of pumps encroach beyond building line and are contrary to Section 2.4.1.1.B.C.

5. Curb cut on Aberdeen street to be 5' from building line, as per Dept. Regulation.

6. Curb cut indicated in objection No. 5 is considered a pedestrian hazard and is contrary to 2.4.2.13.1 (6) B.C."

and

WHEREAS, the applicant states the premises consist of a lot 100 ft. front by 90 ft. irregular in depth, located in a business and residence use, C area, Class 1 height district, upon which there existing a 1-story building, 12 ft. in height, 12 ft. 5 in. by 14 ft. 6 in. in area of Class 5 construction, erected in 1925 and used and occupied as a gasoline service station and grease pits for which a certificate of occupancy has been issued; that it is now proposed to erect a one-story building 13 ft. 3 in. in height, 56 ft. 8 in. front by 26 ft. 8 in. in depth, Class 3 construction, and to use the premises as a gasoline service station, lubritorium, car washing, minor repairs, store, utility room and for the parking and storage of motor vehicles, as described in Cal. No. 32-55-BZ; and

WHEREAS, the applicant contends as to Objection 3, that there are at present four gasoline dispensing pumps on the Bushwick avenue building line; that it is proposed to maintain these pumps at their present locations; that the sidewalk has a width of 39 feet and to be required to locate these pumps 10 feet back of the building to a combined 49 feet setback from the curb would be a hardship; that the city has established a courtyard line 19 ft. back of the curb and having a width of 20 ft. from the courtyard line to the building line of the site; that Chapter 228 of the Laws of 1863 and Chapter 6 of Section 1 of City Ordinances allows a stoop, steps, platform or railing to extend into the courtyard area more than 7 feet; that this in effect moves the normal building line into the courtyard area; and

WHEREAS, a railing or stoop could be erected over the building line; the pumps will nevertheless be maintained back of the building line; and

WHEREAS, the applicant contends that the 10 ft. setback regulation referred to in the decision of the borough superintendent is purely a rule set up by the Department of Housing and Buildings without any right, as the right to adopt rules lies solely with the Board of Standards and Appeals; and

WHEREAS, the applicant contends as to Objection 4, that the two existing concrete mats are in effect part of the sidewalk and are flush with same, are not part of a structure and are laid directly on the ground; and

WHEREAS, the applicant contends as to Objections 5 and 6, that the proposed reduced curb occurs 5 ft. back of the courtyard line and therefore starts 24 feet back of the Bushwick avenue curb line; that this is a greater distance than would normally occur in any city street and this 24 ft. allows ample pedestrian passage; that the borough superintendent does not have the right to declare these curb cuts hazardous before their use and then only upon observation; that the regulation referred to in his decision is merely a department regulation adopted without right as this right to adopt regulation lies solely with the Board of Standards and Appeals; and

WHEREAS, in the opinion of the Board, there is no lawful basis for Objection 5; and

WHEREAS, there appears to be no basis for alleged danger to pedestrians, as stated in Objection 6, as the existing curb twenty (20) feet east of the building, provides until Bush-

wick avenue is widened, as to which there is no present proposal, more than the usual safety to pedestrians.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 919/54, Objections 3, 4, 5 and 6 be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 32-55-BZ shall be complied with.

61-55-BZ

APPLICANT—R. S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).

SUBJECT—Application January 28, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy, John Desiderio and Joseph B. Lynch.

For Opposition: David J. Levidow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 20th avenue are in a residence use, F and E-1 area, class ½ height district; Parsons boulevard is in a residence use, F area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 29, 1954 acting on N.B. Applic. 4733-54, reads:

> "1. Proposed erection of gasoline service station, lubritorioum, auto laundry (non automatic) minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service in a residence use district is contrary to Art. II, Sec. 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140.80 ft. frontage by 171.49 ft. in depth, irregular, presently vacant; that on July 25, 1916 the portion of the premises located within 100 ft. of Parsons boulevard was in a business use district, the balance being in a residence use district; that on May 8, 1925 the use district classification was changed to the present zoning; that in 1916 the premises were in a class 1 height district and on March 30, 1940 they were rezoned so as to place them within a class ½ height district; that the area zoning restriction has likewise been changed since 1916; that originally the entire premises were in a D area district; that on May 29, 1925 the portion within 100 ft. of Parsons boulevard was changed to and F district and the balance to an E district; that on March 11, 1952 the portion located within the E district was changed so as to include it within an E-1 district; that it is proposed to erect an accessory building 60 ft. 1 in. front by 30 ft. in depth, one story, 16 ft. in height, on proposed gasoline service station; and

WHEREAS, the applicant contends that both Parsons boulevard and 20th avenue are heavily traveled streets; that the former runs in a generally southerly direction from the approach to Whitestone bridge to Jamaica and the latter in an easterly direction from Flushing Bay to Utopia parkway; that traffic at this point is so heavy that the police department maintains a traffic light in front of the premises; that the City map shows that each of these thoroughfares is to be widened although no affirmative steps have been taken to acquire the property needed for such widening; that despite the heavy traffic on these streets there is only one gas station in the area, located diagonally opposite the premises at the southeasterly corner of Parsons boulevard and 20th avenue, that this gas station was established many years ago when it was a permitted use in a business district; that it was a small inadequate establishment and in 1954 the owner of the property applied to the Board for a variance to permit the existing gas station to be enlarged and reconstructed; that this application was made under Cal. No. 131-54-BZ; that a hearing was had thereon on July 7, 1954 and the application was adjourned from time to time to permit the submission of revised plans; that revised plans were filed and on October 26, 1954 the Board granted permission to reconstruct and extend this station; that at the same time, the Board, acting under Cal. No. 132-54-A permitted a portion of the reconstructed gas station to occupy property in the bed of the unopened portions of Parsons boulevard and 20th avenue; that the conditions which prompted the Board to grant that application apply with equal force to the present case; that the granting of the present application would afford motorists traveling northerly on Parsons boulevard or westerly on 20th avenue an opportunity to secure gas and motor services without crossing a traffic lane; that the property, although in a residence use district is not adaptable to residential use; that the present area restrictions preclude the erection of a multi-family dwelling, and due to the size and shape of the property it would be impractical to erect such a structure; that the cost of the land and the heavy traffic on abutting streets and other conditions in the vicinity render it undesirable for one-family homes; that the granting of this application would have no detrimental effect on adjoining properties; that the owner has entered into an agreement with Esso Standard Oil company whereby that company will, if the Board acts favorably upon this application, participate in the financing required for the erection of the proposed gas station and also a one-family residence on the easterly portion of the property, to be occupied by the operator of the station; that this residence will be of split level design in keeping with the residential character of the property to the east and will serve to screen that property from the gas station; that the owner will stipulate that this residence will be erected simultaneously with the gas station and further that the latter establishment will not be operated until the residence is completed; that the Board recently considered the erection of a residence building on a proposed gas station site under Cal. No. 67-53-BZ which was granted on February 23, 1955; that it is apparent from the resolution that the Board was strongly influenced by the fact that a portion of the premises involved in that application would be used for a conforming use which would shield the adjacent property from the gas station; that the gas station will be of attractive design and the service building will be constructed of face brick with a peaked roof of asphalt shingles; that the dispensing pumps will be of an approved low-type design and will be set back 15 ft. from the present building line; that a brick wall, surmounted by a picket fence, will be erected along the northerly lot line and a similar wall and fence will separate the gas station area from the residence; that under the existing agreement, the property will be operated under the rigid operating regulations of Esso Standard Oil company, which will insure proper housekeeping at all times; that it is contemplated that the operator will reside on the premises; that permission is requested that the application be granted for a term of 15 years; that as the Board will realize, this contemplated improvement will be an expensive one, the cost of which could not be amortized over any shorter period of time; and

WHEREAS, the applicant states that the present owner has held title to the property since February 11, 1950 and that the assessed valuation of land is $5,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e, of the zoning resolution; and

WHEREAS, the Board finds that the premises can be developed with a conforming use, as was recently done on the opposite corner across from the existing station.

Resolved, that the decision of the borough superintendent, acting on NB App 4735/54, Objection No. 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

62-55-A

APPLICANT—Reginald S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).

SUBJECT—Application January 28, 1955—filed pursuant to section 35, General City Law re premises located in proposed widening of mapped street—Parsons boulevard and 20th avenue.

PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and J. B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action by the Board, this day, under Cal. No. 61-55-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

92-55-BZ

APPLICANT—M. Martin Elkind, for Salta Holding Corp., owner.

SUBJECT—Application February 8, 1955—(decision of the borough superintendent) under sections 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure to be used as an auto-showroom, motor vehicle repair shop, storage and sale of accessories and office for a franchised auto dealer, using more than the area permitted; and to permit the erection and maintenance of a gasoline, service station; and the parking of more than five motor vehicles (patrons' and employees') on unbuilt upon portion of plot.

PREMISES AFFECTED—1431-1461 86th street, north side, 240 ft. east of 14th avenue, Block 6340, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, and Deputy Chief Connolly 3

Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 86th street are in a business use, D area, class 1½ height district; 14th avenue is in residence and business use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 11, 1955 acting on N.B. Applic. 1505-54, reads:

"7. Proposed building and premises to be used for auto showroom, motor vehicle repair, gasoline service, sale of accessories and parking of more than five cars in open portion of lot, in a Business use zone is contrary to Article II, P. 4a, subsections 29 and 46 of the Zoning Resolution.

8. Area of building exceeds permitted coverage in a "D" district and is contrary to Article IV, P. 14 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 280 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a one story structure, of fireproof construction, with concrete foundations supported on piles, brick and concrete block exterior walls, steel roof framing covered with precast concrete planks; that the exterior of the showroom wing shall consist of plate glass, stainless steel trim, frame work, doors and roof overhang; that two gasoline pump islands, each containing two pumps and eight underground 550 gallon storage tanks, are to be installed; that the entire unbuilt area shall be paved with black topping and, where such open area abuts adjoining property, woven wire fencing shall be installed; and

WHEREAS, the applicant contends that the proposed auto showroom will be occupied by a franchised dealer and the automobile manufacturer requires that auto servicing facilities shall be an inherent part of the sales establishment; that the service building will at no time be used as a storage garage and the activities carried on in and around the building will be limited to normal business hours; that the parking use proposed in the open portion of the lot will be used only for the cars of employees and patrons, without fee, a provision which would be of general benefit in providing off-street parking; that the street on which the property fronts is a main traffic artery, 100 ft. wide; that the proposed gas service facility is a logical use for this site and in keeping with the locality, in consideration of the character of the street and the nature of the adjoining property along this street; that the proposed improvement, consisting of a modern showroom and service building, with face brick exterior and straight forward contemporary architectural treatment, could not help but be an asset on this street; that the gas station would be integrated with the entire improvement, the office for which would be a homogeneous part of the main building; that the nature of the proposed use would in no way present a unique or detrimental condition along the street; that at the present time the adjoining property to the east, extending from the subject premises to the intersection, is used for gas station, factory and lumber yard, and to the west the remainder of the block extending to 14th avenue, is occupied as a used car lot; that on the opposite side of the street in block 6357, lot 33 there is an existing gas station; that the proposed improvement and uses for this property would be in keeping with the general locality, would not cause any adverse effects on adjoining property and would, in effect, be an asset to the location; that the objection as to excess area was given only by reason of the roof overhang above the showroom wing; that the covered ground area of the proposed building does not exceed the zoning limitations; that the building department has interpreted the roof overhang as occupied area, and it is to this degree that the excess area exists; that this overhang is primarily for architectural enhancement and serves no other purpose and will not project more than 3 ft. from the face of the building and the Board is therefore requested to permit this overhang to remain; and

WHEREAS, the applicant states that the present owner has held title to the property since June 3, 1953 and that the assessed valuation of land is $43,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions 7f, 7h and 7i of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1505-54, Objections 7 and 8, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

125-55-BZ

APPLICANT—Paul Friedman, for Marjorie Helbraun and Hannah Schiff, owners.

SUBJECT—Application February 15, 1955 (decision of the borough superintendent), under sections 7e, 7f and 7A of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and office, with show windows nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Murray Schoen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OR BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bay 25th street are in residence and business use, D area, class 1 height districts; Bath avenue is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 31, 1955 acting on N.B. Applic, 1588-44, reads:

"1. Proposed buildings and premises partly in a Business use and partly in Resident use district, to be used for gasoline service station, lubritorium, auto washing (non automatic), storage, office and sales of auto accessories, parking for more than 5 cars waiting to be serviced is contrary to Article II P. 3 and Article II P. 4(a) subsection 46 of the Zoning Resolution.

2. Show windows within 75' of a residence zone in a transition from business to residence is contrary to Article II P. 7-a of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 95 ft. 10⅜ in. frontage by 115 ft. 1⅛ in. in depth, irregular, on which is located an old brick garage for two cars, which was constructed as accessory to a dwelling, now removed, erected in 1913 pursuant to N.B. 1347-1913 and which is presently boarded up and unused; that the curb cut for said garage still exists and is located on Bay 25th street, 105 ft. from Bath avenue; and

WHEREAS, the applicant further states that the property is presently zoned as a class 1 height district and a D area district; that the portion of the property within 100 ft. of Bath avenue is presently zoned as a business use district and the remainder is presently zoned as a residence use district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that it is proposed to demolish the existing garage, restoring the existing curb cut, and to construct entirely within the business use district portion of the plot, a parkway type gasoline service station, lubritorium, auto washing (non-automatic), office, storage and sales of automobile accessories, and parking of cars waiting to be serviced, for a term of 15 years; and

WHEREAS, the applicant contends that there is no economic demand for the development of the premises for any use other than as proposed; that nearby stores adequately serve the needs of the neighborhood and any additional stores would merely depreciate the rental value of existing stores; that there is no economic demand for the development of the premises for residential purposes as the property is located on Bath avenue, which is zoned and developed for business use; that there is a demand for a gas station because there is considerable local and transient support for said occupancy and because there is no similar use in the area of notification, although there is a gas statiton and motor vehicle repair shop two blocks away in block 6411, lot 1, located similarly at the northwest corner of Bath avenue, just outside the area of notification; that a grant of this application would benefit the community by the elimination of a refuse-strewn, weed-covered vacant lot, which is unsightly by day and dangerously dark at night and would improve the appearance of the neighborhood by the erection of an attractive parkway type service station, with suitable fencing and landscaping to protect adjoining properties; that the proposed structure will provide more light and air to the adjoining properties as it would occupy less area and bulk than a conforming use structure; that the proposed structure would be limited to one story, 13 ft. 4 in. in height and would be limited to an area of only 1373 sq. ft. or approximately 13% of the area of the lot; that the proposed building, set back from the intersection of Bath avenue and Bay 25th street would promote public safety as it would give clear visibility to traffic; that a grant of this application, subject to safeguards and conditions imposed by the Board such as limitation as to term of years, landscaping and fences, would be a more desirable development from the neighborhood viewpoint than many conforming uses such as manufacturing, drive-in refreshment stand, diner, bar and grill, all of which could be established without a variance and without any protection to adjoining property owners; that a grant of this application would have no adverse effect upon real estate values in the area and would result in a substantial increase of the taxable value of the subject premises; and

WHEREAS, the applicant further contends that the proposed show windows within 75 ft. of a residence use district, is small, unobstrusive and set back approximately 26 ft. from the Bay 25th street building line, with a landscaped area and a fence serving as an effective buffer between it and the residence use district; that it will also be effectively concealed behind a 5 ft. 6 in. high brick fence wall which is proposed to be erected along the Bay 25th street building line, from the rear lot line to the proposed curb cut entrance and exit on Bay 25th street, which entrance and exit is not within 75 ft. of the residence use district and no variance under section 7-A is required with respect thereto; and

WHEREAS, the applicant states that the present owner has held title to the property since October 9, 1941; that the assessed valuation of land is $12,000 and of the building $300 making a total of $12,300; that the building was erected in 1913; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and 7e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f and 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station as proposed within the portion of the plot zoned for business use and is indicated on plans filed with this application marked, "Received, February 15, 1955" (4 sheet) *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be levelled substantially to the grade of the abutting streets

and shall be constructed and arranged as indicated on such plans; that there shall be erected on the rear lot line of the lot commencing at the building line of Bay 25th street a masonry wall not less than five feet six inches in height for a distance of approximately 30 feet continued with a woven wire fence of similar height erected on a masonry base to the westerly lot line and Southerly to the wall of the adjoining building on Lot No. One; that the accessory building shall have no cellar beneath and in all other respects shall comply with the requirements of the Building Code and shall be of a design as shown and shall be faced with face brick; that pumps shall be located where shown, with no pump nearer than fifteen feet to the street building line; that such pumps shall be of an approved low type; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to two curb cuts from Bath avenue not over thirty feet in width, located where shown, and one curb cut from Bay 25th street within the first 25 feet from the Bath avenue building line, as shown; that no portion of any curb cut shall be nearer than five feet to a lot line as prolongated; that sidewalks and curbing abutting the premises shall be reconstructed or repaired and curb cuts not proposed to be continued replaced with curbing to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that planting shall be maintained along the northerly and westerly lot lines, where shown, with suitable planting material protected by a six inch concrete curbing; that along the lot line of Bay 25th street, at the rear, to approximately the location of the curb cut, there shall be a masonry wall of brick not less than five feet six inches in height except that such wall may be reduced to a total height of not less than four feet within 25 feet from the termination toward the south; that under Section 7A the proposed show windows in the accessory building may be permitted; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend over the Bath avenue building line, parallel to Bay 25th street, for a distance of not four feet; that at the intersection there shall be maintained a block of concrete not less than 12 inches in height extending for a distance of not less than five feet along either building line; that under Section 7h there may be, for a similar term, parking of cars awaiting service; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

133-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Borden, Hyman Herringman, Julius Blackman and William Sparago, owners.

SUBJECT—Application February 16, 1955 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station. auto laundry, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3392-3406 Nostrand avenue, west side, 200 ft. north of Avenue U, Block 7334, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: I. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert and Commissioner Keating 2

Negative: Chairman Murdock and Deputy Chief Connolly 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Nostrand avenue and Avenue U, are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1955 acting on N.B. Applic. 12-55, reads:

> "1. Proposed building and premises in a Retail district to be used for Gasoline service station, auto laundry, office, sales area, utility room and lubritorium in a Retail District is contrary to Article II, p. 4-A, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 130 ft. frontage by 105 ft. in depth, presently vacant, except that the owners have permitted the adjoining owner of lot 19 in this tax block, to use the premises in conjunction with his lot for nurseries and the seasonal sale of grass seed, without rent; and vacant, except that an agreement was entered into with the General Outdoor Advertising company to permit the erection of poster panel signs; that in July 25, 1916 the premises was located in a business use district and was rezoned to its present use district designation on April 8, 1954; that it is proposed to erect and maintain for a term of 15 years, a gasoline service station, auto washing (non-automatic), lubrication, office and auto accessories; and

WHEREAS, the applicant contends that the present owners took title to the premises on February 17, 1948 when the premises was in a business use district; that at the same time the owners purchased the adjoining lot 34, this lot being 200 ft. front along Nostrand avenue and 110 ft. front along Avenue U, with the intention of developing this area for a shopping center; that they have been unable to develop the property in this manner; that there have been several options taken by prospective purchasers for conforming uses on lot 34, which lot has substantial frontage on Avnue U, and at the present time an option has been given to a savings bank for development as a branch bank; that no interest has been shown in the purchase of the subject site; that the commercial development in this area has focused principally on Avenue U and Nostrand avenue and this vicinity has not been developed as can be noted by the vacant lots 19 (nursery), 27 and 34 in block 7334, and vacant lots 96, 84, 74 and 68 (used car sales lot); that a retail grocery store fronting on Avenue U, in block 7335, lot 52, has been erected and the rear of the lot, which fronts on Nostrand avenue opposite the site, is used for the parking of cars; and

WHEREAS, the applicant further contends that there is no economic demand for the construction of an ordinary business or retail use at the subject premises, as the local stores and the main shopping center for the area adequately serve the neighborhood, and there is available frontage on Avenue U, the shopping street, for any expansion of ordinary commercial uses; that if the savings bank which has the option to purchase adjoining lot 34 proceeds with its plans, then the corner portion of the lot 100 ft. by 110 ft., will be developed with a bank building fronting on Avenue U and the rear, adjoining the site, 100 ft. by 110 ft., will be used for parking in conjunction with the bank, similar to the development on the northeast corner of Avenue U and Nostrand avenue; that this development along Avenue U which results in Nostrand avenue being used for parking lots in conjunction with Avenue U shopping, prevents the development of the site for a conforming use; that the residential portion of this neighborhood, which does not include Nostrand avenue is almost entirely developed with one and two family attached dwellings, so that no increased residential support for additional stores may be anticipated reasonably in the foreseeable future and the maximum store rentals would be insufficient to yield a reasonable return on the investment; that there is an economic demand for the use of the subject

premises as a gas station, as Nostrand avenue is a principal traffic artery carrying a heavy volume of through traffic; that Nostrand avenue, south of Avenue U to the Belt parkway, is presently being widened to take care of increased traffic and the proposed use would be in conformity with the character of the area; that there is a gas station on the east side of Nostrand avenue at the southeast corner of its intersection of Avenue U, which services vehicles travelling northerly on Nostrand avenue; that there is another station along the west side of Nostrand avenue for several blocks north and south of the site; that a grant of this application would eliminate a vacant, weed-covered lot being used seasonally without rent by the adjoining property owner for the sale of grass seeds, and would result in the construction of an attractive, parkway type gas station; that it would provide more light and ventilation for residential property owners whose properties front on East 29th street, abut the proposed site, than a conforming use structure; that a grant of this application will have no adverse effect upon real estate values or fire insurance rates of nearby properties; that the site is located between a lot used for the sale of grass seeds and a vacant lot proposed to be used for parking, and opposite, a used car sales lot and a parking lot; and

WHEREAS, the applicant states that the present owner has held title to the property since February 17, 1948 and that the assessed valuation of land is $12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 12-55, Objection No. One, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

138-55-BZ

APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owners, Irving Goodstein, lessee.

SUBJECT—Application February 18, 1955 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station to include lubritorium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories and office.

PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25.07 ft east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 98th street line are in residence and business use, C area, class 1¼ height districts; 37th avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated February 15, 1955 acting on N.B. Applic. 228-55, reads:

"1. The extension of area of an existing gasoline service station and the erection of a structure for gas service station, auto washing, lubritorium, office, accessory sales, motor vehicle repair shop (minor repairs) and safety inspection station in a business & residence use district is contrary to Art. II Sec. 4(a) 46 & 29 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75.24 ft. frontage by 101.61 ft. in depth, irregular, on which is located a gasoline service station and 8 metal garages; that the gas station was constructed in 1924 and fire department plans approved October 31, 1924 describe the gas station as being located on the south side of Polk avenue (now 37th avenue) starting 75 ft. east of 98th street; that the plot size covered by this permit is 50 ft. front by 100 ft. deep; that the distance from the corner was obviously an error, since this description would take in the easterly 25 ft. of the subject site and the adjoining 25 ft. lot (No. 5); that since a frame dwelling the full width of lot No. 5 existed at the time this permit was issued, and still exists, it is clear that the correct distance from the corner should have been listed as 50 ft. instead of 75 ft.; that the 50 ft. plot which the fire department permit actually should cover was formerly lots 3 and 4; that these two lots were acquired by the father of the present owner as a gas station in 1926; that in 1928 he acquired the westerly 25 ft. portion of the site and consolidated it with the gas station, also consolidating the entire 75 ft. into a single tax lot; that this entire 75 ft. has been used continuously as a gas station since that time under the same family ownership; that the metal garages and office on the site were erected under N.B. 8392-21, N.B. 20479-26 and N.B. 4206-28; that it is now proposed to demolish all of the buildings on the site and to construct a modern gas station building with a face brick facade; that this building will be located at the rear of the plot but entirely in the business use district; that a small triangular sliver at the rear of the plot, about 5 sq. ft., projects into the residence district, but this portion of the plot will not be used for gas station purposes; that this proposed building will be used for lubrication, washing and minor repairs and also as an auto safety inspection station; that a new woven wire fence will be provided along those portions of the plot not now fenced or enclosed by adjoining buildings; that the entire station will be paved and gasoline pumps, which are now located approximately on the building line, will be relocated 15 ft. back of the building line; and

WHEREAS, the applicant contends that the proposed redevelopment of this plot will enhance the area by providing a clean modern building in place of the present dilapidated structures; that the proposed pump setback will also be an improvement over the present conditions; that the proposed building will also provide indoor greasing facilities to eliminate the present outdoor unsightly grease lift; and

WHEREAS, the applicant states that the present owner has held title to the easterly 50 ft. since August 4, 1926 and to the westerly 25 ft. of the property since April 20, 1928; that the assessed valuation of land is $15,000 and of the building $4,000 making a total of $19,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the lawfully existing gasoline service station to be extended and reconstructed substantially as proposed and as indicated on plans marked "Received February 18, 1955", 5 sheets, *on condition* that all buildings and uses shall be removed and the premises constructed and arranged as indicated on such plans showing proposed condition; that the accessory building shall be faced with face brick and shall have no cellar and shall comply in all other respects with the requirements of the Building Code; that there shall be no windows in the rear of such accessory building opening on adjoining premises; that if there are any openings they shall be filled with

glass blocks as approved for exterior walls; that any openings from the plot to the adjoining plot to the west shall be blocked up with approved masonry; that pumps shall be erected not nearer than 15 feet to the street building line and shall be of a low approved type; that gasoline storage tanks shall consist of ten approved 550 gallon tanks; that any existing tanks proposed to be continued shall be tested by the fire commissioner as to structural conditions; that along the lot line to the east the present woven wire fence may be maintained, if in good condition, to the satisfaction of the borough superintendent; that if same is removed, a woven wire fence of the chain link type not less than 5 feet 6 inches in height shall be maintained with a return along the lot line at the rear to the accessory building; that the wall of the adjacent building to the west shall be stuccoed or painted with the permission of the adjoining owner; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs and roof signs but permitting the erection within the premises, toward the center, of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that the sidewalks and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the borough president; that the existing curb cuts may be continued but reduced so that none shall be nearer than 5 feet to either lot line as prolongated; that the balance of the premises where not occupied by buildings shall be paved with concrete or asphaltic paving; that under section 7i there may be repairing with hand tools only for minor adjustments made solely within the accessory building; that such fire fighting appliances shall be maintained as the Fire Commissioner shall require and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

141-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement, Inc., owner.

SUBJECT—Application February 11, 1955 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre (previously granted by Board under Cal. No. 937-19-BZ), to dress manufacturing, offices and storage on 1st floor and offices on 2nd floor.

PREMISES AFFECTED — 530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, Block 3819, Lot 17 Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition. None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by application in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Williams avenue are in residence and business use, C area, class 1 height districts; Livonia avenue is in a business use C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 31, 1955 acting on Alt. Applic. 4700-54, reads:

"1. The proposed change in use of this building located partly in a business and partly in a residence use district from motion picture theatre to dress manufacturing, offices and storage on 1st floor with offices on 2nd floors is contrary to Art. II Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. frontage by 200 ft. in depth, on which is located a two story building of class 1 construction, having a frontage of 80 ft. on Livonia avenue, 200 ft. on Williams avenue, 80 ft, on the southerly lot line and 200 ft. on the easterly lot line; that this building was erected under Applic. N.B. 2597 of 1918 and a variance of the Board under Cal. No. 937-18-BZ; that certificate of occupancy No. 11952 was issued for use as a theatre; that part of the premises within 100 ft. of Livonia avenue is in a business use district and the remainder is in a residence use district; that it is proposed to change the use as called for under certificate of occupancy No. 11952 to boiler room in the cellar, dress manufacturing, offices and storage on the 1st floor and offices on the 2nd floor; and

WHEREAS, the applicant contends that the change of use in the business part of the site is permitted; that the portion of the factory within the residence zone will be within the confines of the existing building, which now has a legal business use in the residence part and will not adversely effect adjoining properties; that the property is high in assessed value and in order to maintain this property and continue to pay city taxes, it is mandatory that this building be rehabilitated to the proposed use; that all loading and unloading will be kept off the street and there will be no visible external effect to show that manufacturing is taking place within the building; and

WHEREAS, the applicant states that the present owner has held title to the property since June 11, 1929; that the assessed valuation of land is $35,000 and of the building $40,000 making a total of $75,000; that the building was erected in 1918; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the continuance within the residential use district of the building, as previously permitted by resolution of the Board under Cal. No. 937-18-BZ, and to permit such building with exits as shown on plans filed with the application marked "Received February 11, 1955" 4 sheets to be used for manufacturing as proposed and as permitted in a business use district; that in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the balcony of the theatre shall be used for offices only; that the stair as proposed thereto and as shown on such plans may be permitted in view of the permitted occupancy of such balcony; and that all permits shall be obtained, including a new Certificate of Occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

142-55-A

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, 2nd floor, Block 3819, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated January 31, 1955, on Alt. App. 4700-54, reads:

"2. The labor law, Section 270, requires at least two means of exit enclosed in fireproof partitions, leading to the street from the second floor."

and

WHEREAS, the applicant states the building is two stories, 35 feet in height, 80 feet by 200 ft. in area, of fireproof construction, erected in 1918 on a lot 100 feet front by 200 feet in depth, in a business and residence use, C area, Class 1 height district; used and occupied since 1922 as follows: cellar—boiler room and storage, 0 persons; 1st floor—theatre, 1,716 persons; 2nd floor—projection booth and storage, 2 persons; for which certificate of occupancy #11952 was issued February 24, 1922, upon completion of work under Permit #2579/18; that it is now proposed to use and occupy the building as follows: cellar—boiler room, 0 persons; 1st floor—dress manufacturing, 150 persons, offices and storage; 2nd floor—offices, 6 persons; that the building is provided with one 3 ft. wide steel stairs, enclosed in 4 in. cinder blocks, equipped with fireproof, self-closing doors; stairhall leads direct to street and is provided with a ladder and scuttle to roof; that in addition there is one fire escape on the rear which does not extend to roof, street or side yards; and

WHEREAS, the applicant states the alteration will consist of changing the use of the 13 ft. by 80 ft. second floor to office; that the 3 ft. stair leading from 1st to 2nd floors will be enclosed in 4 in. cinder block partition leading directly to the street; that new offices will be erected on the 1st floor at the front and rear; that the storage space and boiler room in the cellar will be reduced in size to 1,000 sq. ft. and new 3 ft. 8 in. concrete stair installed leading to side yard with egress directly to the street; and

WHEREAS, the applicant contends as to Objection 2, that as the second floor is small in area and will be occupied by only six persons, the 3 ft. wide stair leading directly to the street will be more than ample; that the second floor will be used for offices but not for factory work; that the exit would be legal if the entire bulding was an office building; that no greater hazard will be developed because of the Labor Law classification of the building; that the entire building is fireproof; and it is therefore requested that this applicated be granted; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 4700-54, Objection No. 2, and that the appeal be and it hereby is *granted,* on condition that the requirements of the resolution as adopted this day under Cal. No. 141-55-BZ shall be complied with.

152-55-BZ

APPLICANT—Charles M. Spindler, for Carmine Paduano, owner.
SUBJECT—Application February 24, 1955 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—369-379 Avenue U and 2091-2101 East 1st street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: James F. Petrucci.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—
Affirmative: Commissioner Keating 1
Negative: Chairman Murdock and Commissioner Kleinert 2
Not Voting: Deputy Chief Connolly 1
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution shows that the site and Avenue U are in a business use, D area, class 1 height district; East 1st street is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1955 acting on N.B. Applic. 23-55, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office and accessory sales and minor repairs with hand tools only, located in a Business use district is contrary to Art. II sec. 4(a)(29)(46) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to develop the site with a modern gasoline service station; that the proposed building will have a face brick facade and will be set back a considerable distance from both streets; that fencing will be provided along the rear lot line and along the portion of the side lot line where the fence wall and building wall of the adjoining gas station do not occur; that a fence will also be provided along the northerly 35 ft. of the East 1st street building line; that shrubbery and planting, protected by a concrete curb, will be provided along this fence, as well as the entire rear lot line; that the rear wall of the accessory building will be an unpierced masonry wall which will minimize any effect on adjoining property to the north; that only one curb cut will be provided on East 1st street, to be located near the intersection and 75 ft. from the residential zone in compliance with section 7A; that the balance of the gas station will be paved and pumps will be set at least 15 ft. back from the Avenue U building line; that the repairing herein proposed will consist of minor repairs with hand tools only and will be confined to the interior of the building; and

WHEREAS, the applicant contends that since the adjoining gas station covers the other half of this block along Avenue U, it is felt that the present proposal will have no adverse effect on Avenue U property; that much of the affected property on Avenue U is vacant; that some of the stores that exist on Avenue U are vacant and some are used for factory purposes; that directly opposite the site in block 7128, lot 2 is an auto parts and machinery store dealing in brakes, transmissions and similar heavy equipment; that the site under appeal was purchased by the owner about 10 years ago for the purpose of constructing a warehouse for bananas; that the owner is in the banana business with his warehouse located on McDonald avenue; that when he negotiated for the purchase of this site, he needed additional space for his business and contemplated building a one story warehouse covering the entire plot, which would have been permissible at that time; that after actually taking title to the property, however, he found that an amendment to the zone law now restricted his coverage to about ⅔ of the plot; that he then found that he was able to acquire other property adjoining his McDonald avenue plot and expanded his business at that location; that at the present time, it would be permissible to construct such a warehouse covering about ⅔ of the plot, or to construct a factory of a similar size; that it is felt that the present proposal, with the building occupying less than 20% of the plot, is a far greater protection for light and air, as well as the character of the neighborhood; that in view of the protection herein proposed for the side street as well as the existence of the adjoining gas

station, it is felt that this proposal will have no adverse effect on surrounding property; and

WHEREAS, the applicant states that the present owner has held title to the property since July 31, 1945 and that the assessed valuation of land is $12,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 23/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

182-55-BZ

APPLICANT—George Edward Beatty, for R. C. Church of St. Joachim and Anne, owner.

SUBJECT—Application March 9, 1955 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of an extension to existing parochial school, nearer the street line than is permitted.

PREMISES AFFECTED—218-19 105th avenue, northeast corner of 217th lane, Block 11108, Lots 9 and 21, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: George Edward Beatty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication on July 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1955 acting on Alt. Applic. 2732-54, reads:

> "1. In an E-1 district no portion of any building shall be erected nearer than 15 ft. to the street line of the street on which it fronts, sec. 15-A(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 189.30 ft. frontage by 204.70 ft. in depth, irregular, on which is located a parochial school 141 ft. 4 in. front by 72 ft. in depth, two stories in height, of class 1 construction; that it is proposed to erect an addition story of 1 construction; and

WHEREAS, the applicant contends that the formation of the parish of Sts. Joachim & Anne in the early 1900's carried with it the promise to its constituents and congregation and to the public that a parochial school acceptable to and in conformance with the requirements of the education departments of City and State would be constructed and maintained; that in 1923 plans were filed in the Queens building department under N.B. No. 884/23 for the construction of a 3-story fireproof elementary school building; that when contractors' estimates for the construction thereof were received they were found to be in excess of the ability of the church to pay; that an amendment was filed July 25, 1924 and approved August 20, 1924 temporarily omitting the 3rd story; that the actual wording of the pertinent parts of said amendment is as follows: " . . . the 3rd story will not be built except the eventual 3rd story floor; . . . over this will be built a temporary roof until the future 3rd story is added; . . . Fireproof bulkheads as shown on the original plans . . . to run up to temporary roof."; that from 1924 until World War II the community grew very slowly but immediately thereafter it was evident that the needs of the parish could not be met in the existing school building, and that even the church was inadequate; that plans were filed in 1947 for a radical enlargement of the church; that these were approved by the building department but before work was started further deliberation dictated the building of the most important elements first; that subsequently the available funds were allocated to the completion of the school building; that again there was required additional study because the enlarged school meant enlarged quarters for the increased teaching staff; that the final decision called for a complete refining of the finished working drawings and specifications for the proposed 3rd floor as planned in 1923; that new standards of schoolroom design suggested a decrease in story height, a simplification of mouldings and detail, a modernization of sanitary facilities and a diametric change in lighting standards; that ultimately these plans were completed and filed in the Queens building department on November 9, 1954 under Alt. Applic. 2732-54; that on the alteration building application form was the following information; use district—residence; height district—one; area district—D; that this is the information had from zoning maps and it was not countermanded by building department officials at the time of filing; that in the subject application it was stated "this structure was originally approved for 3 stories and basement"; that on January 26, 1955, more than 2½ months later, an objection sheet was received which stated among other things that the area district was E-1, and setback of 3rd story should comply with section 15A of the zoning resolution; that in the first instance, the owner is now faced with an almost impossible completion of this addition by September 1955, if the Board will so vary the resolution to permit it at all; that this needed expansion could have been completed by September 1955 if they had received the normal examination in November; that the height and area districts were changed on June 30, 1952 from a one times height to a ½ times height, and from a D to an E-1; that the present building already exceeds the requirements for a ½ times height; that the existing building is set 6 ft. and 12 ft. approximately back from the building line and they could not possibly offset the proposed 3rd story to the requirements of section 15A of the zoning resolution; that it is not feasible to build the equivalent to this 3rd story containing eight additional classrooms at any other place on the property, nor could they see any alternate manner of conforming to the newly created zoning restrictions; that were these plans filed in June, 1952 the necessary approval would have been given; that the Board is requested to give the relief necessary for the construction of this 3rd story in the physical form and with dimensions as shown on accompanying plans; and

WHEREAS, the applicant states that the present owner has title to the property since July 1, 1921; that the assessed valuation of land is $16,500 and of the building $228,000 making a total of $245,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the construction of a third story on the line of the present wall of the building, as proposed, and as indicated on plans filed with this application, marked "Received March 9, 1955", 15 sheets and "June 23, 1955", 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

MINUTES

200-55-BZ

APPLICANT—Paul Friedman, for Pauline Schwartz and Joseph Rae, owners.
SUBJECT—Application March 17, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and accessory parking, for a term of fifteen years.
PREMISES AFFECTED—2376 Knapp street, northwest corner of Avenue X, Block 7410, Lot 184, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: Helen Olsen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application denied.
THE VOTE TO GRANT:
Affirmative: Commissioner Kleinert 1
Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; applicant to file revised plans in meantime; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Knapp street are in a residence use, D area, class 1 height district; Avenue X is in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1955 acting on N.B. Applic. 331-54, reads:

"1. On a lot located in a residence use district proposed 'Rrefreshment stand and Patron Parking' is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, presently vacant; that as of July 25, 1916 the subject premises was zoned undetermined and on June 19, 1925 it was changed to a business district; that on April 18, 1954 the property was changed to its present residence designation; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect and maintain for a term of 15 years a refreshment stand with accessory patron parking; and

WHEREAS, the applicant contends that there is no economic demand for development of the subject premises with a conforming residential use as it is located diagonally opposite a manufacturing use district and directly opposite, in a business use district, a proposed gasoline service station, for which a variance was recently granted by the Board on June 22, 1954 under Cal. No. 853-53-BZ; that there is an economic demand for the use of the subject premises as a refreshment stand as it is located on a heavily traveled thoroughfare; that the property is vacant and unproductive but a grant of this application would permit the owner to develop the premises so as to yield a reasonable return on the investment; that the proposed limitation of the duration of the variation to a term of 15 years gives assurance that if the character of the neighborhood should change the proposed use may be eliminated; that a grant of this application will benefit the neighborhood since it would result in paving the sidewalks, removal of the junk and weeds which make the corner unattractive by day and dangerously dark at night and the substitution of a small and attractive building, with an accessory parking lot suitably illuminated; that a grant of this application would do substantial justice since it would permit the owners to obtain the temporary and beneficial use of the property without harming anyone, while conversely, a denial would benefit no one entitled to the protection of the zoning resolution and would prevent the owners from obtaining the only possible beneficial use of their property other than a gasoline service station; and

WHEREAS, the applicant states that the present owners have held title to the property since October 13, 1953 and January 21, 1954 and that the assessed valuation of land is $11,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 331-54, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

218-55-BZ

APPLICANT—Charles Spindler, for Garden Flushing Service Station, Inc., owner.
SUBJECT—Application March 21, 1955 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, motor vehicle safety inspection station, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—152-174 Hegeman avenue, south side, from Osborn street to Thatford avenue, 622-626 Osborn street and 549-551 Thatford avenue, Block 3637, Lot 41, Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hegeman avenue are in a retail use, D area, class 1 height district; Osborn street is in residence and retail use, D area, class 1 height district; Thatford avenue is in retail and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1955 acting on N.B. Applic. 390-55, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only and motor vehicle safety inspection station in a retail use district is contrary to Art. II sect. 4(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 45 ft. in depth, irregular, presently vacant; that it is proposed to develop the site with a modern gasoline service station; that the building will be set on the rear lot line abutting the blank side wall of an adjoining building; that the three facades of the building will be finished with face brick; and

WHEREAS, the applicant contends that since Osborn street is largely residential in character, particular pains have been taken to protect this street; that the side wall of the proposed building on Osborn street will have no doors or windows but will contain an ornamental glass block panel and will feature quoins and ornamental brick work; that along Osborn street from the front of the building to Hegeman avenue, an ornamental solid brick fence wall will be provided, with no openings of any kind to Osborn street; that it is felt that this treatment will provide a maximum of protection for Osborn street and will be a distinct improvement

over the large advertising billboard now facing this street; that pumps will be set 15 ft. back of the building line and the entire gas station area will be paved, except for areas devoted to planting and shrubbery; that fences will be provided along all interior lot lines; that it is proposed to use the building in part as an auto safety inspection station and the repairing herein proposed under section 7i will be minor repairs only, of the type necessary to comply with the State inspection law; and

WHEREAS, the applicant further contends that the site consists of two tax lots, 32 and 41, both of which were purchased from the city on an In-Rem procceding after the City had acquired them for non-payment of taxes; that adjoining the site to the south on Thatford avenue in block 3637, lot 24 is an open area used for parking and unloading space in conjunction with the warehouse building and can never be built upon or sold off; that the balance of the block along the east side of Thatford avenue (lot 11) is a parking lot and used car lot; that on the west side of Thatford avenue in block 3636, lot 51 is an open yard containing overhead cranes used for the fabrication of structural steel; that this steel storage yard was altered and cranes installed pursuant to a variance granted by the Board under Cal. No. 536-52-BZ; that immediately north of this steel yard and opposite a portion of the site in block 3636, lot 42, there are two buildings now under construction to be used as warehouses and loading berths; that also within the affected area there is a former car barn now used as a farmers market in block 3635, lot 17; that the portion of this lot fronting on Hegeman avenue consists of large doorless openings formerly used as trolley runways and this portion is now used as parking area; that also within the affected area in block 3628, lot 1 is a gas station containing a building used for body and fender work, welding, auto painting, etc.; that there are numerous stores within the affected area along Hegeman avenue; that these stores are run-down in appearance and contain many semi-industrial uses including tinsmith shop, second hand clothing, poultry markets, second hand sewing machines, etc.; that there are also a number of vacant stores in the area and there is obviously no economic demand for a new store building; that even if such a demand existed, the irregular shape and extremely shallow depth of the subject lot would preclude such development; that in 1916 the site was zoned unrestricted and on April 15, 1926 the zoning was changed to business and on September 23, 1954 it was changed to retail; that the height zoning was changed from 1½ to 1 on July 22, 1954; that the area zoning has not been changed since 1916; and

WHEREAS, the applicant states that the present owner has held title to the property since February 2, 1955 and that the assessed valuation of land is $14,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted the surrounding conditions and the shape of this plot; the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, March 21, 1955" (4 sheets) *on condition* that all buildings and uses now on the premises shall be removed; that the premises shall be constructed and arranged substantially as proposed and as indicated on such plans above cited; that the accessory building shall be of a type and design as proposed and faced with face brick, with no cellar beneath; that in all other respects the accessory building shall comply with the requirements of the Building Code; that all pumps shall be of a low approved type and erected not nearer than fifteen feet to the street building line; that there shall be no openings to Osborn street; that on the building line of Osborn street there shall be constructed a masonry wall not less than five feet six inches in height, which may be reduced to a height of four feet within ten feet of the street building line; that curb cuts shall be restricted to four curb cuts, as proposed, to Hegeman avenue each thirty feet in width and located where shown; that a curb cut of similar width may be erected to Thatford avenue; that no portion of any curb shall be nearer than five feet to a lot line as prolongated; that along the rear lot line from the accessory building to Thatford avenue there shall be erected a masonry wall not less than five feet six inches in height, where shown, and continued as a woven wire fence of the chain link type on a masonry base to a total height of five feet six inches with suitable terminating posts at the building line of Thatford avenue; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line at the intersection of Thatford avenue of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that side walks and curbing around the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that the balance of the plot shall be paved with concrete or asphaltic pavement; that under Section 7i there may be minor repairing with hand tools only for adjustment maintained solely within the accessory building; that such portable fire fighting appliance shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

258-55-BZ

APPLICANT—Charles J. Wagner, for Sam Piazza, owner.

SUBJECT—Application April 1, 1955 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—417 Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles J. Wagner and Samuel Polinsky.

For Opposition: F. S. Samansky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Cortelyou road are in a business use, C area, class 1 height district; Dahill road is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 21, 1955 acting on N.B. Applic. 408-55 and amended May 18, 1955, reads:

"Proposed gasoline service station, auto washing, lubrication, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office and sale of auto accessories in a business use district is con-

trary to Article II, Section 4(a), (29), (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 223 ft. 3 in. frontage by 100 ft. in depth, presently vacant, formerly occupied as a coal yard, ice house and scale shed; that the site contained ten large concrete coal silos as well as coal storage and driveway space in the open area; that the premises was unused for the last few years; that on August 4, 1954 the present owner took title to the site and has since made many attempts to sell or lease the property for a conforming use; that since the coal silos had to be removed to make room for any possible development of the site, these silos were demolished in the latter part of 1954; that the original concrete fence and iron gates of the coal yard still remain along Dahill road; that it is proposed to develop the site with a modern gasoline service station; that the building will be located near the center of the plot and will be faced on three sides with porcelain enamel of a type approved by the Board; that the minor repairs herein requested under section 7i will be confined to the interior of the accessory building and will consist of minor adjustments and repairs using hand tools only; that the entire plot will be paved and fenced; that pumps will be located 15 ft. back from the building line; and

WHEREAS, the applicant contends that the site is largely surrounded by non-conforming uses; that the former ice house, adjoining the site to the south (lot 67) is now used as a beverage depot for the trucking and distribution of soft drinks; that adjoining the site to the north in block 5384, lot 1, is a gas station which apparently existed since 1925; that this gas station was subject of a conditional variance by the Board under Cal. No. 107-42-BZ and under Vol. II of this case, the Board permitted the construction of a new building on this property which building has not been erected; that there are two lots abutting the rear of the site; that one of these (lot 17) is a lumber yard with a high frame and corrugated metal shed a few feet from the rear lot line extending along more than half of the site and the other abutting lot (No. 6) is vacant, owned by the New York City Transit Authority; that this lot is used in part by the tracks of the elevated railroad, which makes a turn at this point; that the lot also contains tracks of a former railroad siding and also an advertising billboard; that in addition to these uses there are two other gas stations within the affected area, one in block 5369, lot 53 and the other in block 5383, lot 1; and

WHEREAS, the applicant further contends that the owner has made constant attempts to develop this site with any rentable type of conforming use but having received no bona fide offers for the property, he decided to secure a permit for a parking lot which he assumed might temporarily carry the property until it could be profitably developed; that he negotiated with the Transit authority to rent lot 6 and then filed plans to use lots 6 and 72 as a parking lot and used car lot; that these plans were filed in the building department on October 14, 1954 under Alt. Applic. 4006-54, approved on November 17, 1954 and the owner then paid for curb cut permits for this parking and used car lot; that despite the fact that permits were issued and the lot was available for immediate occupancy, he still could not find anyone interested even in this minimum type of use; that in view of the nature of the surrounding and adjacent occupancies, it is felt that the granting of this application will not adversely affect the area and will permit the only type of development that seems economically feasible, and it is requested that this application be granted for a temporary term of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since August 5, 1954 and that the assessed valuation of land is $41,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, May 20, 1955" (5 sheets) *on condition* that such gasoline service station shall be constructed and arranged substantially as proposed on such plans; that the accessory building shall be faced with face brick on all sides; that there shall be no cellar under the accessory building; that the toilet rooms shall be so arranged as not to have the doors contiguous; that in all other respects the accessory building shall comply with the requirements of the Building Code; that all pumps shall be of a low approved type and shall be erected not nearer than fifteen feet to the street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that all existing uses not already removed shall be removed from the premises; that there shall be erected on the side and rear lot lines a woven wire fence of the chain link type not less than five feet six inches in height on a masonry base; that curb cuts shall be restricted to four curb cuts each 30 ft. in width, as shown, with no curb cut nearer than five feet to a side lot line as promulgated; that sidewalks and curbing shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps and excluding all roof signs and temporary signs but permitting the erection of two post standards each suuporting a sign, which which may be illuminated, advertising the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than four feet; that such portable fire fighting appliance shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be, for a similar term, repairing with hand tools only for adjustment maintained solely within the accessory building; that under Section 7e, for a similar term, there may be parking of cars on the unbuilt upon portion of the premises providing that such parking does not interfere with the servicing of the station; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

340-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Townes and James, Inc., owner.

SUBJECT—Application April 26, 1955 (decision of the borough superintendent), under section 19A(h) of the zoning resolution, to permit in a residence and manufacturing use district the erection and maintenance of a building (warehouse and offices), with an entrance and exit from required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—897-921 (909 official) Remsen avenue, 9002-9042 Avenue D, southeast corner and 856-892 East 92nd street, Block 8124, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and W. Rutherford James.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and manufactur-

ing use, A area, class 1 height districts; Remsen avenue and Avenue D are in manufacturing and unrestricted use, A area, Class 1 height districts; East 92nd street is in residence, business and manufacturing use, A area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 22, 1955 acting on N.B. Applic. 1286-54, reads:

> "1. Entrance or exit from a required loading berth, less than 50'-0" from an intersection of two streets, is contrary to Sect. 19-A, par. h-3, of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 226 ft. 3 in. frontage by 348 ft. 4⅞ in. in depth, on which is located a building under construction, one story and mezzanine, of class 1 construction, to be used for warehouse and offices; that the use district maps accompanying the building zone resolution show that the premises are in a class A area district and a class 1 height district; that the entire premises are in a manufacturing use district except that portion of the west side of East 92nd street, starting 100 ft. south of Avenue D is in a business use district; that as of July 25, 1916 the premises were in a class 1½ height district and received its present height designation on July 22, 1954; that as of July 25, 1916 the premises were in an unrestricted use district; that on April 17, 1925 that portion of the premises within 248 ft. of Remsen avenue was in an unrestricted use district, that portion of the premises extending 100 ft. on Avenue D and 100 ft. on East 92nd street was in a business use district and the balance of the premises was in a residence use district; that on August 14, 1943 the entire preimses was changed to a manufacturing use district except that portion of the premises on the west side of East 92nd street starting 100 ft. south of Avenue D was changed to a residence use district; that on June 24, 1954 the premises received its present use designation; that the premises are now being developed with a one story and mezzanine building of class 1 construction, having a frontage of 225 ft. and a depth of 339 ft. 6 in., under N.B. 1286-54 for use as a warehouse and offices; that it is proposed to secure a variance to permit the entrance and exit from the required loading berth less than 50 ft. from intersection of Remsen avenue and Avenue D; and

WHEREAS, the applicant contends that the contemplated building is highly modern in design and as such will be an asset to the community; that the loading berth is required at the northwest corner of the building for proper function of the operations in the warehouse; that the contemplated building occupies the entire block front of Avenue D so that the location of the loading berth less than 50 ft. from the intersection will not affect any of the adjoining properties; that the material storage yards directly across the site on Avenue D do not have any openings to Avenue D; that as the proposal occupies the entire frontage of Avenue D between Remsen avenue and East 92nd street, it is requested that this application be granted so that the owner may operate this warehouse in the most economical way possible; and

WHEREAS, the applicant states that the present owner has held title to the property since October 23, 1954 and that the assessed valuation of land is $75,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, subdivision h, to permit the required loading berths and carriage ways thereto to be less than 50 feet from the intersection of two streets, as proposed and as indicated on plans filed with this application, marked "Received April 26, 1955", 3 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 1955, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

29-47-SA—Vol. II

APPLICANT—Linde Air Products Company, division of Union Carbide and Carbon Corp., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II for test and report as to additional type of material—Linde Liquid Oxygen Truck and Mobile Pumping Unit, Models MPU 125-300 Series; previously approved re Linde Cascade Oxygen System, Linde Liquid Oxygen Truck and Mobile Pumping Unit.

APPEARANCES—

For Applicant: R. M. Neary.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 29-47-SA Vol. II

Subject: Amendment to resolution as to Linde Liquid Oxygen Truck and Mobile Pumping Unit, Model MPU-125-300 Series.

Linde Air Products Co. a Division of Union Carbide and Carbon Corp., New York requested by filing an application dated December 16, 1954, that the resolution adopted March 18, 1947 and amended February 15, 1950 be amended to include the unit designated as MPU-125-300 and to permit its use in the transportation of oxygen; nitrogen or argon. The application was reopened by a vote of the Board January 18, 1955 under Cal. No. 29-47-SA Vol. II.

Description

The Linde Model MPU-125-300 Series Transport Truck and Mobile Pumping Unit used in distribution of liquid oxygen, nitrogen or argon is a straight truck having three axles and is capable of carrying approximately 1,080 gallons of liquid. The liquid oxygen, nitrogen or argon is carried in a stainless steel container which has a working pressure of 15 psi and was hydrostatically tested at 60 psi. The liquid container is completely surrounded by and insulated with a non-combustible, inert, insulating material held by an outer steel casing. The liquid container is supported within the outer steel casing by means of metallic members. A vacuum is maintained between the liquid container and the outer steel casing.

In operation, the liquid container is filled at the supply point with liquid oxygen, nitrogen or argon to a calibrated trycock level. Because of the excellent efficiency of the vacuum insulation, pressure rise in the liquid container is negligible and seldom exceed four or five pounds per square inch by the time the truck reaches its destination. To prevent excessive rise in pressure the liquid container, a one-half safety valve set to relieve at ten pounds per square inch is installed in the vent ahead of the shut-off valve.

The liquid container is provided with additional suitable safety devices to prevent any undue rise in pressure should the above safety valve become unoperative. The primary

device is a 1½" safety valve on a 1½" inside diameter pipe set to open at 15 psi. Further protection is provided in the form of a 2" diameter bursting disc, located on another 2" diameter pipe designed to rupture at approximately 29 pounds per square inch. The outer steel casing is protected by a 4" relief device on a 2" diameter pipe, set to relieve at a pressure not to exceed 1.5 psi.

All equipment such as brakes, brake reservoirs, waring devices, fuel tanks, etc., comply with the Interstate Commerce Commission "Motor Carrier Safety Regulations."

The trucks are equipped with conversion apparatus for pumping the liquid to the desired pressure and converting it to ambient temperature gas. The maximum pressure of this pumping operation is governed by the receivers into which the gas is pumped and which will not exceed a settled pressure of 2,640 psi at 70°F.

In operation the liquid is drawn from the liquid container into a single cylinder single acting reciprocating pump which delivers the desired pressure. The liquid under pressure is then vaporized in a coil type vaporizer heated by the water from the cooling system of the truck engine. Gaseous oxygen, nitrogen or argon from the vaporizer is then delivered to a connection at the rear of the truck which is suitably connected to the receiving equipment. The high pressure side of the pumping apparatus is protected by a bursting disc designed to relieve at 4,000 psi located in the high pressure line after the vaporizer and by a bursting disc in the pump discharge line which will also rupture at 4,000 psi. These devices relieve gas to the atmosphere and liquid back into the liquid container, respectively, so they definitely limit the maximum discharge or cylinder filling pressure obtainable from the mobile pumping unit.

The pumping unit is also designed to pump liquid directly to a "Cold Converter" Liquid Storage Unit. During this operation liquid is withdrawn from the liquid container into a medium pressure two-stage rotary pump which is capable of pumping up to approximately 200 psi pressure. The maximum discharge pressure is limited by a 1 inch safety valve in the discharge line of the pump, set to relieve the atmosphere at 300 psi.

The Linde Liquid Truck and Mobile Pumping Unit used for the transportation and pumping of liquid Argon or liquid Nitrogen is the same as the pumping unit used for the Transportation and Pumping of Liquid Oxygen.

Liquid Argon weighs approximately 87 lbs per cu. ft. and boils at approximately 302°F at atmospheric pressure. One cubic foot of liquid argon, when vaporized produces 847 cubic feet of gaseous argon.

Inspection and Test

The unit was inspected by Asst. Engr. J. A. Darts Committee on Test and G. Sklenerik of the Division of Combustibles, Fire Dept.

The filling, emptying and safety devices were inspected and operated and the system functioned adequately and safely.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted March 18, 1947 under Cal. No. 29-47-SA Vol. I be amended so as to include the Linde Oxygen Truck and Mobile Pumping Unit, Model MPU-125-300 for use with oxygen, nitrogen and/or argon on condition that the requirements of the resolution adopted March 18, 1947 under Cal. No. 29-47-SA Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved that the Board of Standards and Appeals does hereby *amend* the resolution of March 18, 1947 in accordance with the above report.

1092-47-SM

APPLICANT—Brooklyn Bridle Iron and Steel Corp., owner.

SUBJECT—Application reopened May 3, 1955 as to amendment—re City Concrete Filled Steel Column (heavy weight); previously approved.

APPEARANCES—

For Applicant: Abraham S. Werner.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1092-47-SM

Subject: City Concrete Filled Steel Columns:
Amendment of Resolution.

Brooklyn Bridle Iron and Steel Corporation, filed December 18, 1947, an application with the Board of Standards and Appeals for approval of the City Concrete-Filled Steel Column, under the provisions of C26-191.0, Administrative Building Code.

The columns were tested at .the applicant's plant, January 23, 1948 and approved under resolution adopted June 22, 1948.

Request was made for reopening of the case, to consider additional designs of concrete-filled columns, and the case was reopened July 27, 1948 and resolution amended March 15, 1949. A further request for amendment was made and the application was reopened on May 3, 1955.

A test of the new columns was made at Columbia University May 26, 1955, with results as noted. Present at the test were Chief Engineer, Leslie V. Huber of the Committee on Test; A. S. Werner of the Brooklyn Bridle, Iron and Steel Corporation; Professor Klefeld and assistants of Columbia University Civil Engineering Research Laboratories.

Description

The columns are described as the "heavy weight series" and are manufactured at the plant of the applicant located at 194 Hinsdale street, in the same manner as the columns approved by the Board under this Calendar Number under resolution adopted June 22, 1948.

Result of Load Test at Columbia University
Material—Concrete Filled Columns

How Tested —Compression —Fixed Ends—Mild Steel Pipes			
Diameter O.D.	3½"	6⅝"	8⅝"
Shell Thickness	.216	.280	.322
Steel Area	2.23	5.58	8.40
Concrete Area	7.39	28.89	50.03
Test Length	11' ⅞"	18' 1⅝"	18' 3¼"
Load at Failure	70,100	323,000	600,000 plus
Failure by	Buckling	Buckling	Buckling
Top Plate	8x8x⅝	9x9x¾	16x16x1½
Base Plate	8x8x⅝	12x12x1	22x20x2

The safe carrying load will be based on the following formula:

$$P = (AC \text{ plus } 12\ AS)\ (1600 - \frac{1}{24a})$$

AC—Area of Concrete.

AS—Area of Steel.

$\frac{1}{d}$—Length of Column in inches divided by outside diameter.

The ultimate load at failure must be three times the computed load as figured by the above formula for the greatest load tested.

Diameter	Shell Thickness	Load in Kips Length in Feet												
		6	7	8	9	10	11	12	13	14	15	16	17	18
3½"	.216	37.9	35.1	32.3	29.4	26.7	24.0							
6⅝"	.280	128.3	124.2	120.0	115.8	111.7	107.5	103.4	99.2	95.0	90.9	86.7	82.6	78.4
8⅝"	.322	211.1	206.1	201.1	196.1	191.0	185.0	181.0	175.9	170.9	165.9	160.8	199.2	193.7

Recommendation

On the basis of the data submitted it is recommended that the resolution of June 22, 1948 as amended March 15, 1949 be further amended as follows—It is recommended that the City Concrete-Filled Steel Columns (Heavy Weight Series) filled with a concrete mix in the following proportions—1 part of approved Portland Cement, 1 part Sand, 2 parts of ⅜" Crushed Blue Stone and five gallons of water per sack of Cement, be approved for use in New York City in lengths not exceeding the lengths as shown in the above table of safe carrying concentric loads, *on condition* that the requirements of the resolution adopted under Cal. No. 1092-47-SM on June 22, 1948 be complied with in all other respects.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 22, 1948 and March 15, 1949 in accordance with the above report.

126-51-SM—Vol. II

APPLICANT—National Gypsum Company, owner-manufacturer (Sheldon H. Cady, Agent).

SUBJECT—Application reopened July 20, 1954 as to amendment as to additional tees and formboard—re Gold Bond "Poured in Place" Gypsum Roof Deck (reinforced fibred gypsum concrete); previously approved.

APPEARANCES—

For Applicant: Sheldon Cady.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 126-51-SM.

Subject: Amendment of resolution as to additional tees and formboard.

National Gypsum Company requested by letter, dated July 1, 1954 that the resolution adopted May 12, 1953, under Cal. No. 126-51-SM be amended so as to include additional tees and formboard. The application was reopened by a vote of the Board, July 20, 1954.

Purpose

Gold Bond Poured in Place Gypsum Deck is used as an incombustible roof deck for all classes of construction.

Description

Th Gold Bond "Poured in Place" Gypsum Roof Deck consists of subpurlins (Bulb ties or standard weight ASCE rails) fusion welded to the main purlins or floor joints on 2 ft. 8¼ inch centers maximum with Gold Bond Formboard, Gold Bond Insulation Formboard, Gold Bond Econocoustic (Acoustical Formboard) or Gold Bond Asbestos Cement Formboard or Fiberglas, places on the flanges of the Bulb tees or Rails as a permanent form, with on layer of electrically welded, cold drawn, galvanized steel fabric, having No. 12 gauge longitudinal wires and No. 14 gauge transverse wires, forming an 8" x 4" mesh laid on the formboard and bent to contour where it crosses the ties or rails, so that it lies entirely within the space to be occupied by the poured gypsum concrete. Gold Bond Metropolitan Mixture (gypsum fiber concrete) is then poured in the form to a depth of two (2) inches completely embedding the mesh and tees or rails thereby making the total thickness of the slab at least 2½ inches, including the formboard.

The slab is then screeded or troweled to a proper smoothness and a built-up roofing or other weatherproofing is then applied.

Inspection and Test

Load test conducted in accordance with the requirements of C26-626.0 Administrative Building Code, were witnessed by Assistant Engineer J. A. Darts, Committee on Test, S. Cady and others representing the applicant.

The applicant submitted for consideration two additional bulb tees of different size and three types of formboard.

Panel 1. The deck consisted of a 2140 bulb tee having a section modulus of 0.6445 inches cube, Moment of inertia of 0.793 inches to the fourth and a weight of 3.65 lbs. per linear foot and a poured deck as described. The clear span of the deck was 9 ft. 4 inches and the width was 7 ft. 8 in. giving an area under test of 71.46 sq. ft.

Loading was discontinued at 182 lbs. per sq. ft when the deflection of the tee was 2-13/32 inches. The safe carrying capacity, in accordance with C26-626.0 is 45½ lbs. per sq. ft.

Panel 2. The deck was similar to panel 1 except that a 2180 bulb tee was used. This tee has a section modulus of 0.53 inch cube, moment of inertia 0.58 inches to the fourth and a weight of 2.85 lbs. per linear foot. The clear span of the deck was 7 ft. 0 in. and the area under test was 56.7 sq. ft. Failure occured at 248 lbs. per sq. ft. The safe carrying capacity, in accordance with C26-626 is 62 lbs, per sq. ft.

The loads in test 1 and 2 were applied at the third points of the "tees"; perpendicular to the length of the "tees".

Panel 3. This panel had a formboard of Gold Bond Cement Asbestos and was so constructed that a test of a continuous and simple span was possible. Loading was discontinued when the safe carrying capacity, in accordance with C26-626.0 was 115.7 lbs. per sq. ft. for a simple span and 97 lbs. per sq. ft. for a continuous span.

Panel 4. This panel was a multiple panel of individual bays. The formboard was different in each of the three bays namely: Gold Bond Econacoustic Formboard, Gold Bond Insulation Formboard and in the end bay, Fiberglas. Each bay was tested individually and loaded at the third point of each bay. The test was discontinued when a safe carrying capacity, in accordance with the requirements of C26-626.0 of 84 lbs. per sq. ft. as a continuous span, was reached.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted May 12, 1953, under Cal. No. 126-51-SM, be amended to include the tee 2140 for a clear span of 9 ft. 4 in. and the tee 2180 for a clear span of 7 ft. 0 in. and further that the materials identified as Gold Bond Insulation Formboard, Gold Bond Econacoustic, Gold Bond Asbestos Cement Formboard or Fiberglas, may be used as the permanent formboard on condition that the requirements

of the resolution adopted May 12, 1953, under Cal. No. 126-51-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 12, 1953, in accordance with the above report.

683-54-SM

APPLICANT—Martin Fireproofing Corp., owner.
SUBJECT—Application August 6, 1954—Steel Edge Creteplank (standard and longspan), (floor and roof slabs), approval of.
APPEARANCES—
For Applicant: R. G. Speed.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 683-54-SM

Subject: Steel Edge Creteplank (standard and long span), approval of.

Martin Fireproofing Corp., Buffalo, New York filed August 6, 1954 an application with the Board of Standards and Appeals for approval of the material known as Steel Edge Creteplank (standard and long span) under the provisions of C26-88.0, C26-344.0, C26-626.0, C26-618, C26-241, C26-620 and C26-699.0 Administrative Building Code.

Purpose

The slabs are precast slabs used for floor and roof construction.

Description

The slabs are all one size, 0′-2″ deep by 1′-3″ wide by 10′-0″ long.

The planks are made of a mix of 16 cu. ft. of approved Hi-Early Cement and 80 cu. ft. or aggregate. The mix is poured into molds, the four edges of the mold being the steel edging of the plank. This edging is either 20 or 21 gauge galvanized welded steel tongue and groove forming 1 beam sections. The plank is reinforced with 16 gauge wire mesh reinforcement. After pouring in the forms the slabs are vibrated in order to eliminate any voids, the slabs are then stripped cured and stock piled.

Inspection and Test

Sample floor and roof construction were load tested at the applicant plant in Buffalo, New York in the presence of Asst. Engr. J. A. Darts Committee on Test, R. G. Speed and others representing the applicant and F. S. Wehner of the Pittsburg Testing Laboratory.

A. ROOF TEST

The construction of the sample roof was as follows:

The plank was laid over three spans of a supporting frame to form a platform of seven full width planks plus a three inch strip on each side. In placing the planks on the panel, the ends were placed in predetermined locations, in some cases, near the support and in other cases along the middle third of the span in order to develop the integrity of the tongue and groove.

The clear span between supports in the roof construction were 7′-7″ so that the area under test was three panels, each 7′-7″ x 8′ x 9″ or 66.3 sq. ft.

The panel was loaded in accordance with the requirements of C26-626.0.

The planks were secured to supports and tied so as to prevent lateral sway.

Results of the test was as follows:
Area under test—66.3 sq. ft. (each panel)
Load at failure of center panel—18668 lbs.
Load in lbs. per sq. ft.—18668 + 66.3 = 282 lbs. sq. ft.
Safe carrying capacity in accordance with C26-626.0—282 + 6 = 47 lbs. sq. ft.

B. FLOOR TEST

The physical set up was the same as for the roof construction except that the span was reduced to 5′-0 Centers.

Result of the Test was a follows:
Area under test—44 sq. ft. (each panel)
Load—23798 lbs. (no failure)
Load in lbs. per sq. ft.—23798 + 44 = 540 lbs. sq. ft.
Safe carrying capacity in accordance with C26-626.0—540 + 6 = 90 lbs. sq. ft.

Recommendation

On the basis of the foregoing tests, the Committee recommends that the Steel Edge Creteplank (standard and long span) be approved under C26-626.0 for spans as follows:

For roof of Class 1 and Class 2 construction where the fire protective covering is omitted from roof trusses as provided in C26-618.0 (10.2.8) for live load of 40 pounds per sq. ft. The maximum clear span shall be 7′-8″.

As a floor assembly in Class 2 construction when supporting steel joints or beams are protected with 7/8″ gypsum or cement plaster on metal lath under C26-620.0.C the maximum span shall be 5′-0″.

As a floor assembly in Class 3 construction under C26-241.0 where no fire resistive rating is required except for permitted ceiling protection as provided in C26-699.0 and for live uniformly distributed loads as follows:

Residences and sleeping quarters 40 pounds per sq. ft. C26-344.0a.

Office space 50 pounds per sq. ft. C26-344.0b span.

Public assembly places other than theatres 60 pounds per sq. ft. C26-344.0. When so used the plank shall be limited to a maximum of 5′-0″.

The Committee further recommends that the planks whereever used shall be so placed so as to allow the use of full length, where a cut section of plank has but one bearing point such cut section shall be drawn tight so as to fully engage adjoining tongue and grooves and when cut pieces are so used, adjacent planks shall have bearing at two or more supports. Holes as required may be provided but in cutting such holes care shall be exercised so that the metal edging is not cut in any way.

The Committee further recommends that each plank be tagged, labeled or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 683-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

271-55-SM

APPLICANT—National Portland Cement Co., owner.
SUBJECT—Application March 23, 1955—Pioneer Air-Entraining Portland Cement, Types I, and IIA approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 271-55-SM

Subject: Pioneer Air-Entraining Cement, Type IA and IIA, approval of.

National Portland Cement Company, New York filed March 23, 1955 an application with the Board of Standards and Appeals for approval of the material known as Pioneer Air Entraining Cement, Type IA and IIA under the provisions of C26-312.0.C.2 Administrative Building Code and the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is a portland cement used in building construction.

Description

In the manufacture of air entrained cement, the applicant introduces an air entraining agent into the regular portland cement. The agent used in this application is DAREX which is substantially a triethonalamine salt of a solfonated hydrocarbon and is water soluble.

The agent is added directly to the grinding mill by means of a mechanical piping and feed arangement. The amount added never exceeds 0.3 lbs per barrel of cement.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and samples of the Type IA and IIA were collected, placed in containers and sealed. The sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of the Air Entraining Cement adopted under Cal. No. 64-55-SR.

Both Types, namely IA and IIA met the requirements and the complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Pioneer Air Entraining Cement, Type IA and IIA as manufactured at the applicant's plant as meeting the requirements of C26-312.0 Administrative Building Code as superseded by General Resolution adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legally marked and that each bag or container be marked, tagged, or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 271-55-SM," including the specific type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

304-55-SM

APPLICANT—Giant Portland Cement Co., owner.

SUBJECT—Application April 6, 1955—Giant Portland Air-Entraining Cement, Type IA, approval of.

APPEARANCES—

For Applicant: W. A. Doyle and Charles T. Raher.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 304-55-SM

Subject: Giant Portland Air Entraining Cement, Type IA, approval of.

Giant Portland Cement Co., Egypt, Pa., filed April 6, 1955 an application with the Board of Standards and Appeals for approval of the material known as Giant Portland Air Entraining Cement Type IA under the provisions of C26-312.0.C.2 Administrative Building Code and the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is a portland cement used in building construction.

Description

In the manufacture of air entraining cement, the applicant introduces an air entraining agent into the regular portland cement. This agent is added directly to the grinding mill by means of a piping arrangement which allows a controlled amount of the agent to enter into the mill.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and samples of the Type IA were collected, placed in containers and sealed. The sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of the Air Entraining Cement adopted under Cal. No. 64-55-SR.

Namely IA met the requirements and the complete report is on file with and is part of the record.

Recommendation

On the basis of the inspected and test and the data filed by the applicant, the Committee on Test recommends the approval of Giant Air Entraining Cement, Type IA as manufactured at the applicants plant at Egypt, Pa. as meeting the requirements of C26-312.0 Administrative Building Code as superseded by General Resolution adopted under Cal No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legally marked and that each bag or container be marked, tagged, or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 304-55-SM", including the specific type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

364-55-SM

APPLICANT—Fullerton Manufacturing Corp., owner.

SUBJECT—Application April 27, 1955—Flur-O-Lux Luminous Ceilings, (plastic light diffuser), approval of.

APPEARANCES—

For Applicant: Edward F. Martin.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 364-55-SM.

Subject: Flur-O-Lux Luminous Ceiling (light diffuser), approval of.

Harry D. Martin and Associates for Fullerton Manufacturing Corp., Norwalk, Conn., filed April 27, 1955 an application with the Board of Standards and Appeals for approval of the Flur-O-Lux Luminous Ceiling (light diffuser) under the provisions of C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser and also to provide acoustical treatment.

Description

The ceiling consists of corrugated plastic sections, supported on metal runners which are themselves suspended from the ceiling, floor or floor above. Accoustical baffles, when used are suspended and carried by the metal carrying members.

The plastic sheets are corrugated vinyl plastic 0.007 inches thick with 11 corrugations ½ inch deep per foot of length. The main carrying members are 18 gauge steel or aluminum (H-63 ST6) H members.

Installation is as follows:

A basic channel are firmly attached to the ceiling of 4'-0" on centers, this channel is 18 gauge steel formed 3" wide by 1" deep with slots 9" on centers and 3/16" holes 1½" on center across channel and 3" on centers in a direction perpendicular to those on 1½" centers. Hangers, composed of 3/4" side channels are inserted into slots in the basis channel and turned 90°. These hangers are spaced 4'-0" on centers in one direction and 3'-0" on centers in a direction perpendicular to those on 4'-0" centers. Spacer bars, composed of 3/4" wide channels are dropped in place over ¼"-10/24 bolts in the hangers, thus keeping the 3'-0" spacing of the carrying members constant. The main carrying member is then attached to the hangers.

Inspection and Test

The system was inspected and tested at the 101 Park Ave., N.Y.C. in the presence of Asst. Engr. J. A. Darts Committee on Test and H. D. Martin representing the Applicant.

Load tests were conducted on the plastic itself in a downward and also upward direction and on the main carrying member in both downward and upward directions. The plastic material itself was tested in accordance with the requirements of C26-461.1 Administrative Building Code. The carrying members were tested in accordance with the requirements of C26-88.0 Administrative Building Code.

Results of the test were as follows:

Plastic-downward—5 lbs. per sq. ft. without the plastic being dislodged from the track.

Plastic-upward—20 lbs. per sq. ft., there was upward bow but no dislodging.

Track-downward—100 lbs. at the hanger carried the load. Track-upward—75 lbs. without a buckling of the carrying channel.

The plastic material met the requirements of C26-461.1 Administrative Building Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Flur-O-Lux Luminous Ceiling (light diffuser) for installation in New York City when constructed of materials as herein described an installed in accordance with the requirements of C26-461.1 Administrative Building Code on condition that the main carrying members shall be carried on straps as herein described, secured to the ceiling floor or roof construction above, that wires shall not be used in the suspension system, and further that Flur-O-Lux (light diffuser-plastic ceiling) shall not be installed in sprinklered locations and all plans filed with the Department of Housing and Building showing the proposed use of this system shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 364-55-SM and the containers or cartons in which the material is marketed shall be similarly marked. It is further recommended that the use of this material in Class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partition or fireproof partition. In Class III construction the area shall be limited in accordance with the requirements of the Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

264-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M. for further consideration by the Board.

265-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M. for further consideration by the Board.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M. for further consideration by the Board.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M. for further consideration by the Board.

489-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation of America, owner.
SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile (flooring), approval of.
APPEARANCES—
For Applicant: Joseph F. Aiello and Roy L. Gilb.
ACTION OF BOARD—Laid over to July 26, 1955, 10 A.M., for further consideration by the Board.

MINUTES

490-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

APPEARANCES—

For Applicant: Joseph F. Aiello and Roy L. Gilb.

ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M. for further consideration by the Board.

870-39-A—Vol. III

APPLICANT—Joseph and Vladeck, for Astran Foundation, Inc., owner (Jewish Labor Committee, et. al., lessee).

SUBJECT—Application reopened December 7, 1954, as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25 East 78th street, northwest corner of Madison avenue, Block 1393, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: W. C. Vladeck, Walter L. Kirschenbaum and S. E. Estrin

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 8, 1954, on Alt. App. 1077 of 1954, reads:

"Repeat #1 Any change in use or change in number of persons must be in accordance with B.S. & A. Resol. Cal. 870-39-A."

and

WHEREAS, the applicant states the building is five stories, 75 ft. in height 100 ft. front by 30 ft. in depth, of class 3 construction, erected 1898 located on a lot 100 ft. front by 30 ft. in depth in a restricted retail use, B area, class 1½ height district, and used and occupied since May, 1952, as follows: Sub-cellar—boiler room, cellar—dining room and shop, 40 persons; 1st floor—reception and class room, 25 persons; 2nd floor—assembly and class rooms, 40 persons; 3rd floor—class rooms and storage, 45 persons; 4th floor—class rooms and storage 45 persons; 5th floor—class rooms, 55 persons; now proposed to be changed in use and occupancy to the following; subcellar—boiler room, no persons; cellar—dining room and superintendent's apartment; 40 persons; 1st floor—offices, 25 persons; 2nd floor—office and meeting room, 75 persons; 3rd, 4th, and fifth floor—offices, 40 persons on the 3rd, 40 persons on the 4th, and 20 persons on the 5th floor; the building is provided with a one-source sprinkler system in the cellar only; there is an approved interior fire alarm system and regular monthly fire drills are maintained; there are two interior stairs, 3 ft. 8 in. and 2 ft. 6 in. in width, of wood and of steel construction, fireproof enclosed, equipped with fireproof self-closing doors and leading direct from roof bulkhead to street and exterior stairs from basement to street, and there is a ladder leading to the adjoining roof; and

WHEREAS, the applicant states Astran Foundation Inc. purchased the property in 1951 to establish the building in which a number of charitable and cultural Jewish organizations could be housed; that subsequently it leased space to a number of such organizations who now occupy the structure; that the organization and the spaces they occupy are as follows: Jewish Labor Committee—part of first and third floors, 23 persons; Congress for Jewish Culture, part of the first, part of the second and part of fourth floors, 17 persons; Zukunft—part of fourth floor, 3 persons; Jewish Encyclopedia—part of fourth floor, 3 persons; Central Jewish Cultural Committee—part of fourth floor, 2 persons; Relief Committee—fifth floor, 8 persons; that, in addition, there is an assembly or meeting room on the second floor used by these organizations and a dining room in the cellar used mostly for serving tea to the persons working in the building; and

WHEREAS, the applicant states that application was made to the Borough Superintendent and plans filed to obtain a new Certificate of Occupancy but the objection herein appealed was issued November 8, 1954; and

WHEREAS, the applicant contends that actually no change in the number of persons is requested, that there is, however, a change in the distribution of uses; that a more realistic appraisal in the meeting room use on the second floor is now requested; that the fifth floor useage, which was the subject of the prior resolution of the Board dated November 23, 1948, will be reduced from 55 persons to 20 persons, only eight of whom will be permanent employees, and it is, therefore, requested that the Board approve the proposed rearrangement of use and occupancy for this non-profit making and eleemosynary use.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 18, 1939 and as thereafter *amended* by resolutions adopted through November 23, 1948, to permit the changed use of the building, as proposed to the number of persons throughout the building, as proposed and as indicated on plans filed with this appeal marked, "Received, November 23, 1954" (2 sheets) and "June 28, 1955" (7 sheets) and to permit the occupancy as proposed and as shown, of the fifth floor of the building *on condition* that the building shall not be increased in height or area; that the one-source sprinkler system shall be maintained in the cellar; that there shall be through out the building an approved fire alarm system and monthly fire drills subject to the requirements therefor; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.

SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings and Joseph L. Sweeney, Dep't. of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 25, 1955, on Alt. App. 2812 of 1954, reads:

"1. Increase in size of existing frame sanatorium is contrary to B.S.A. Cal. 227-41-A and should be referred to the Board for their consideration.

"2. Extension of a frame building within the fire limits is contrary to Sec. 4.1.2 of the Building Code.

"3. Maximum area of a frame public building used as a sanatorium is limited to 600 sq. ft. and one story in height, contrary to Sec. 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the building is two stories, 20 ft. in height, 34 ft. by 53 ft. irregular in area at street level, 19 ft. by 38 ft. irregular in area at second floor level, of Class 4 construction erected in 1920, located on a lot 108.46 ft. front by 132.96 ft. irregular in depth, in a residence use, D-1 area, Class ½ height district, and a local retail use, D area district and used and occupied since 1935: Cellar-kitchen and ordinary use; two persons; 1st floor-

sanatorium, 15 persons; 2nd. floor-sanatorium, 7 persons; for which Certificate of Occupancy #4322 was issued January 19; 1939, upon completion of work under Alt. App. 9617 of 1937, permitting the occupancy of the second floor by not more than five persons; and

WHEREAS, under date of April 15, 1941 under Cal. No. 227-41-A, Vol. I, the Board modified a decision of the Borough Superintendent dated March 3, 1941, objection 1 relating to the proposed extension of a public building in the fire limits of a frame construction on condition that the building be not further increased in height or area and so long as the occupancy is in accordance with Certificate of Occupancy #3258 as superseded by Certificate of Occupancy #4322; and

WHEREAS, it is now proposed to increase the building to 34 ft. front by 86 ft. 2 in. irregular in area at the first floor and to increase the occupancy on the first floor to 27 persons; and

WHEREAS, the applicant states that the building was extended in 1941 by the addition of approximately 150 sq. ft. of floor area on the second floor so as to provide direct access to an iron stairway proposed to be constructed to replace an existing exterior iron platform in accordance with the resolution adopted by the Board April 15, 1941; and

WHEREAS, the applicant states that it is now proposed to extend the building to the north by an addition of a one-story and cellar structure of Class 1 construction; and

WHEREAS, the applicant contends that a proposed one-story extension of Class 3 construction would be permitted to be 5,000 sq. ft. in area and 20 ft. in height; that the total area now proposed including the extension will aggregate less than 5,000 sq. ft.; that the extension will be used on the first floor by one 5 bed ward and one 6 bed ward with accessory hospital service spaces; that exits from the new first floor area which will also serve the existing first floor area in the existing building will be by means of three new ramps to grade level with a slope of not over one to eight; that the cellar will be used for ordinary household storage purposes.

Resolved, that the decision of the Borough Superintedent acting on Alt. App. 2812/54, Objections 1, 2 and 3, be and it hereby is *modified,* and that the appeal be and it hereby is *granted* to permit the extension of the existing building construction, partly of class one, substantially as proposed and as indicated on plans filed with this appeal marked, "Received, March 28, 1955" (4 sheets) and May 5, 1955" (3 sheets) *on condition* that the existing and proposed building shall have a sprinkler system throughout of at least one-source; that such sprinkler system shall also include protection for the open cellar or crawl space proposed for the new extension; that the connection between the present house and the new extension shall be of fireproof construction, with a fireproof door at the opening between these sections of the building; that this extension shall not exceed one story in height; and that in all other respects the entire building shall comply with all laws, rules and regulations applicable thereto and shall be maintained to the satisfaction of the Commissioner of Hospitals.

670-51-A—Vol. II

APPLICANT—Charles L. Koester, for A. Yashinsky, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II —re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—83-60 250th street, northwest corner of Hillside avenue, 2nd floor, Block 8592, Lot 35, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 25, 1955, acting on Alt. App. 716/54, reads:

"1. The enlargement of a frame dwelling as indicated is contrary to 4.1.5 B.C. and contrary to resolutions of Bd. of Stds and Appeals. Cal. #670-51-A, Bulletin #44, Vol. XXXVI."

and

WHEREAS, the applicant states the building in question is 1½ stories, 22 ft. in height, 37 ft. front by 27 ft. 8 in. in area, Class 4 construction, erected in 1951 on a lot 50 ft. by 100 ft. in area, in a local retail use, D area, Class 1 height district, used and occupied since as a 1-family dwelling pursuant to a variance granted by the Board under Cal. No. 670-51-A, Vol. I, relating to a group of buildings of which this building was one; and

WHEREAS, Certificate of Occupancy #83348 issued August 12, 1952, on N.B. App. 5812/51, permitted the use of the building as a one-family dwelling and the open parking space for one car as an accessory use; and

WHEREAS, the applicant states it is now proposed to alter the building for use and occupancy as follows:—Cellar—storage and boiler room; 1st floor—dwelling, 1 family; 2nd floor—dwelling, 1 family; and

WHEREAS, the applicant requests the Board to amend the resolution adopted October 23, 1951, so as to permit this building to be converted to a two-family dwelling, as the owner has had reverses and the finishing of the attic for a second family would be a solution to his difficulties; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1951, only so far as it has reference to the residence building located at the address as stated herein, and to permit the alterations to the building for the occupancy of two families as proposed and as indicated on plans marked, "Received, April 6, 1955" (4 sheets) as passed on by the Borough Superintendent, under Alt. App. 716/54 Objection 1, *on condition* that in all other respects the resolution applicable to this house, adopted by the Board on October 23, 1951, shall be complied with.

670-51-A—Vol. III

APPLICANT—Charles L. Koester, for L. Barone, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. III —re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—83-51 252nd street, east side, 54 ft. north of Hillside avenue, 2nd floor, Block 8595, Lot 40, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 25, 1955, acting on Alt. App. 718/54, reads:

"1. The enlargement of a frame dwelling as indicated is contrary to 4.1.5 B.C. and contrary to resolution of the Bd. of Stds. and Appeals Cal. #670-51-A Bulletin #44, Vol. XXXVI."

and

WHEREAS, the applicant states the building in question is 1½ stories, 22 ft. in height, 37 ft. front by 27 ft. 8 in. in area, Class 4 construction, erected in 1951 on a lot 53 ft. by 100 ft. in area, in a local retail and residence use, D and G-1 area, Class 1½ height district; used and occupied since 1951 as a one-family dwelling, with an unfinished attic pursuant to a variance granted by the Board under Cal. 670-

51-A, Vol. I relating to a group of buildings of which this building is one; and

WHEREAS, Certificate of Occupancy was issued August 12, 1952, No. 83348 on N.B. App. 5812/51, permitting the use of the building as a one-family dwelling, and permitting the open parking space for one car as an accessory use; and

WHEREAS, the applicant states it is now proposed to alter the building for use and occupancy as follows: Cellar—storage and boiler room; 1st floor—1 family dwelling; Attic-unfinished; 2nd floor—3 bedrooms and bath; and

WHEREAS, the applicant requests the Board to amend the resolution adopted October 23, 1951, so as to permit the owner to finish 3 rooms and bath in the attic; and the applicant further states the person who purchased this home did so because of the expansion attic, as he has a large family, which is now growing and needs the extra rooms; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1951, only so far as it has reference to the dwelling located on Lot 40 in Block 8595, as passed on by the Borough Superintendent under Alt. App. 718/54, Objection 1, to permit the completion of the building through the attic floor as proposed and as indicated on plans filed with this appeal marked, "Received, April 6, 1955" (4 sheets) *on condition* that in all other respects the resolution adopted by the Board on October 23, 1951, shall be complied with.

713-54-A

APPLICANT—Herman E. Horwood, for Loowal Realty Co. Inc., owner.

SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 31, 1954, on Alt. App. 1137 of 1954, reads:

"1. Provide two (2) legal means of egress from the cellar and from the first floor to comply with the requirements of Sect. 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 12 stories, 150 ft. in height, 69 ft. by 92 ft. in area at street level, 69 ft. by 85 ft. in area at typical floor level, of fireproof construction erected in 1910, located on a lot 69 ft. front by 92 ft. in depth, in a manufacturing use, B area Class 3 height district, and used and occupied since 1911 as follows; Cellar—boiler room, storage of food products, one person; 1st floor: stock and shipping food products, 17 persons; 2nd floor: manufacturing jewelry, 40 persons; 3rd floor: manufacturing bathing suits, 50 persons; 4th floor: manufacturing toys, five persons; 5th floor: stock and shipping of textiles, 10 persons; 6th floor: manufacturing leather watch bands, 20 persons and manufacturing sports jackets, 20 persons; 7th floor: manufacturing knit goods and dresses, 40 persons; 8th floor: manufacturing coats, 40 persons; 9th floor: manufacturing shoulder pads, 75 persons; 10th floor: manufacturing plastic napkins, etc., 40 persons; 11th floor: manufacturing luggage, 20 persons; 12th floor: now vacant; no change in use or occupancy is now proposed except that the 12th floor will be used as a factory, number of occupants not stated; the building is provided with an approved standpipe system and an approved one-source sprinkler system; there are two 36 in. wide interior steel stairs with slate treads enclosed in partitions of 4 in. gypsum blocks plastered both sides, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and one fire escape on the rear extending to roof by stair and to yard by stair with egress from its lower termination through fireproof passage at mezzanine level, window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, Violation #2490 of 54 was issued April 12, 1954, by the Borough Superintendent for not providing two legal means of egress from the cellar and first floor as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states the building was erected in 1910 as a factory building and has been so occupied since its erection; the building is protected by a sprinkler system with central office supervisory alarm and tank on adjoining building and in addition there is a standpipe system in the building; and there are two interior enclosed stairways as required exits and an exterior screen stairway on the rear which is not a required exit; and

WHEREAS, the applicant states that from the cellar, which is only occupied by the engineer, the exits consist of a stairway to the main hall at the east, an enclosed stairway with fireproof self-closing door at bottom from cellar to first floor at the rear east and an opening in the firewall at the front into the adjoining building at the east and an engineer's exit to sidewalk which it is proposed to equip with an easy opening device; that from the first story there are doors to the street at the front center and also a fireproof self-closing door into the east stair hall; that there is an additional exit into the west stair hall a short distance from the street; and

WHEREAS, the applicant contends there is no manufacturing on the first story and it is therefore requested that the existing exits be accepted as indicated for the cellar and first floor; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1137/54 , Objection No. One and that the appeal be and it hereby is *granted,* to permit the acceptance of the means of exit from the cellar, as proposed and as indicated on plans filed with this appeal marked, "Received, September 7, 1954" (4 sheets) and as revised marked Received "January 6, 1955" (2 sheets), *on condition* that the exits in the cellar and first floor shall be as indicated on such revised plans and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

714-54-A

APPLICANT—Herman E. Horwood, for Rexton Realty Co., owner.

SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 31, 1954, on Alt. App. 1136 of 1954, reads:

"1. Provide two legal means of egress for floors in-

cluding cellar to comply with Sect. 271 of the Labor Law.

A fire escape in a factory bldg over five (5) stories in height is not acceptable as a legal means of egress. Sect. 271. L.L."

and

WHEREAS, the applicant states the building is 12 stories, 150 ft. in height, 46 ft. by 85 ft. in area of fireproof construction, erected in 1910, located on a lot 46 ft. front by 92 ft. in depth, in a manufacturing use, E area, class 2 height district; used and occupied since 1911 as follows: Cellar—boiler room and stockroom, one person; 1st floor—showroom, hobby novelties, 10 persons; 2nd floor—machine shop, jewelry parts, 6 persons; 3rd floor—manufacturing camera parts, 22 persons; 4th floor—retail sheet music, 6 persons; 5th floor—assembling toys, 3 persons; 6th floor—knitting mills, 40 persons; 7th floor—cutting and designing dresses, 15 persons; 8th floor—printing, 7 persons; 9th floor—manufacturing blouses, 30 persons; 10th floor—storage and shipping of hairnets, 8 persons; 11th floor—storage and shipping of hairnets; 12 persons; 12th floor—manufacturing shoe bags, 20 persons; the building is equipped with an approved standpipe system and an approved one-source sprinkler system, one 38 in. wide interior steel stairs with slate treads enclosed in partitions of 4 in. terra cotta blocks plastered both sides, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and one fire escape on the rear extending to roof by stair and to yard by stair with egress to fireproof passage at mezzanine level, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation No. 2491 was issued April 21, 1954, by the Borough Superintendent for not providing two legal means of egress for all tenants from all floors including cellar required by section 271 of the Labor Law; and

WHEREAS, the applicant states that the building is fireproof, was erected in 1910 as a tenants' factory and has been so occupied since its erection; the building is protected by a sprinkler system fed from a 10,000 gallon gravity tank on the roof, with central office supervisory alarm and standpipe system; and

WHEREAS, the applicant states that the primary exit is an interior stairway enclosed in 4 in. TC blocks plastered both sides with steel stringers and risers and slate treads; that the second egress is an exterior iron stairway 3 ft. wide from cellar level to the roof with 5 ft. high railing and 7¾ to 8 in. risers and 8½ to 9 in. treads and varies only slightly from the specifications for a standard exterior screened stairway even though erected before passage of the Labor Law; that egress from the exterior fire escape is through a fireproof passage at the first floor mezzanine level; that the exterior iron stairway on the adjoining building to the west is under a different corporate name but the same officers and connects at the mezzanine level with a balcony so that there is egress at mezzanine level into a fireproof passage into either of the two buildings; that exits from the first floor are to the street at the east and to fireproof door at the west side into the main hall; that in the cellar no persons are regularly employed except the engineer; that the cellar is provided with exits consisting of a doorway at the yard at the rear to the exterior iron stairway and a stairway up to the first floor near the rear, an engineer's exit to street and an opening in the dividing wall at the front into the adjoining building on the west; and

WHEREAS, the applicant contends that the exterior screened stairway at the rear varies but slightly from the specifications for such a stairway, which requirements were formulated after the erection of the building and since such stairway has been acceptable to all authorities having jurisdiction up to the present time, that in view of the low occupancy, the amply exits from the cellar story, the sprinkler system with central office supervisory alarm and the standpipe system, it is requested that the Board accept the exits as existing as adequate for this building in lieu of strict compliance with the requirements of the Labor Law; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1136-54, Objection No. One and that the appeal be and it hereby is *granted,* to permit the means of exit from the cellar and the upper stories as proposed and as indicated on plans filed with this appeal marked, "Received, September 7, 1954" (4 sheets) and revised plans marked "Received January 6, 1955" (2 sheets) *on condition* that the number of persons per floor shall be limited to the number as permitted by the primary means of exit and the rear fire escape and that the mezzanine passageway shall be maintained as proposed and in accordance with the requirements therefor; that the building shall not be increased in height or area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.

SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 45th avenue (Franconia avenue), north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: H. M. Karson.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 5, 1954, on Alt. App. 2323 of 1954 reads:

"1. Use of frame bldg. over 600 sq. ft. in area and over 1 story in height as home of aged is contrary to C26-254.0 (table)

"2. Provide two enclosed exits from each floor 6.1.2.2.3

"3. Provide 3 hour stair enclosure 6.4.1.8.1."

and

WHEREAS, the applicant states the building is 2½ stories, 28 ft. in height; 52 ft. 9 in. front by 42 ft. 3 in. in depth at first floor, 52 ft. 9 in. front by 18 ft. 6 in. in depth at second floor, of Class 4 construction, erected in 1916, located on a lot 213.46 feet by 327.66 ft. in area, in a residence use, D area, Class One height district, and used and occupied since 1917 as a one-family dwelling, and now proposed to be used and ocupied as follows: Cellar—storage and heating; 1st floor—Home for adults, 5 persons; 2nd floor—Home for adults, 10 persons; attic—care-takers quarters, two persons; the building is provided with one interior frame stairs 4 ft. 6 in. in width enclosed in partitions of wood studs, wood lath, and plaster, equipped with wood doors which are not self-closing, stairhall leads direct to street but not to roof; and

WHEREAS, the applicant states that the building is brick veneer, that the interior stairway is 4 ft. 6 in. wide and will be sprinklered and the enclosing partitions will be fire retarded; that a fire escape protected from the weather will be constructed at the rear; that the owner is a non-profit organization whose sole interest is the comfort and safety of the proposed inmates consisting of 15 aged persons; that only ambulatory cases will be housed in the biulding; that the building will be occupied in accordance with the regulations of the New York State Department of Social Welfare; and

WHEREAS, the applicant contends that the building while of Class 4 construction is brick veneered and located on a very large plot with easy access for fire-fighting purposes; that the use proposed will be less hazardous than when the building was occupied by a single family; that the spacious

grounds will be further cultivated and made to serve as a healthful recreation area for the old people; and

WHEREAS, this appeal on March 22, 1955 was taken off the calendar by the Board for further study and for submission by the applicant of proposals to reduce the fire hazard in the building; and

WHEREAS, the applicant now proposes to install an approved one—source sprinkler system throughout the building, to provide a fire escape at the rear protected from the weather, to provide a new fireproof, self-closing door at 2nd floor in stair hall, to provide a new stair enclosure from cellar to 1st floor and provide a new fire retarded ceiling and boiler room consisting of 1/2 in. plaster board and 26 in. gauge metal and a new 4 in. terra cotta partition and fireproof, self-closing door to enclose the boiler room and the stair leading from the cellar to the 1st floor.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 2323/54, Objection 1 and 2, be and it hereby is *modified,* and that the appeal be and it hereby is *granted on condition* that the existing frame, brick veneered building shall not be increased in height or area; as to Objection No. 2, that the exits on each floor shall be provided as indicated on plans filed with this appeal marked, "Received, October 9, 1954" (11 sheets); that the exterior stairway and the enclosure of the first floor foyer as proposed with fireproof doors to the adjoining rooms and the installation of a sprinkler system throughout the building; fire retarding of the cellar ceiling with one-half inch plasterboard and 26 gauge metal and the enclosure of the boiler room in the cellar shall be carried out as proposed and maintained; that the use of the building shall not be changed from the use as herein requested, namely, an old folks home, for not over fifteen persons; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and shall be maintained in accordance with the requirements of the New York State Department of Social Welfare.

509-55-A

APPLICANT—William Lescaze, for Helen Eisenstein, et al., owner.

SUBJECT—Application June 21, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—703-719 Third avenue, east side, from East 44th to East 45th streets, 200-208 East 45th street, and 201-215 East 44th street, Block 1318, Lots 1-9 inclusive, and 44-51 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Alvin Hausman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 20, 1955, on amendment to N.B. 119/53, reads:

"1. All lot line windows should be fixed, self-closing or automatic closing and have a fire resistive rating of at least ¾ hour, as per Sec. 10.7.11 B.C."

and

WHEREAS, the applicant states the premises consist of a lot in a business and unrestricted use, B area, Class 1½ height district, upon which there is now under construction a 19 story 205 ft. 6 in. high building of Class 1 construction, 200 ft. 10 in. front by 155 ft. and 230 ft. in depth, for use as an office building with non-storage garage in the subcellar, storage and mechanical equipment and nonstorage garage in the cellar; 1st floor—stores, lobby and nonstorage garage. The building will be provided with approved standpipe and sprinkler system in part of the structure and eight interior stairs and one fire tower of fireproof construction from roof bulkhead direct to street; and

WHEREAS, the applicant states that the 3rd to 7th and the 9th floors are being leased to a single tenant; that the rear portions of these floors at the east and north lot lines will be occupied by executive offices and the tenant therefore desires that all windows be with glass areas as large as possible, and that although on lot lines it is proposed that they be of the same type as rest of windows throughout the building; and

WHEREAS, the applicant contends that the windows on the east wall are in no case less than 4 ft. 10 in. above the roof of adjoining building; that the windows on the east wall are in no case less than 4 ft. 10 in. above the roof of adjoining buildings; and

WHEREAS, as amendment to N.B. App. 119/53 it was proposed that Hope's steel intermediate windows glazed with ¼ in. plateglass was approved by the Board under Cal. 802-49-SM be used instead of ¾ hour fireproof self-closing windows glazed with wire glass at the east and north walls of the 3rd to 7th floors and on the east wall of the 9th floor.

Resolved, that the decision of the Borough Superintendent, acting on amendment to N.B. 119/53, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied.*

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: William Karas and Alexander Graham.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3

Negative 0

Not Voting: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 27, 1955, on amendment to N.B. App. 167 of 1949, reads:

"1. Rule 4.6.1 of "Rules for erection, alteration, repair, excavation for and demolition of buildings" of Bd. of Standards and Appeals required that not more than 8 stories of steel be erected above the uppermost floor filling."

and

WHEREAS, the applicant states the building will be 12 stories and penthouse, 221 ft. in height, 596 ft. by 155 ft. in area at street level, 416 ft. by 85 ft. in area at typical floor level of class 1 construction, located on a lot 625 ft. front by 201 ft. in depth, in an unrestricted use, B area, class 2 height district, and used and occupied Cellar—boiler room and mechanical equipment, 10 persons; 1st floor—offices and record room, 350 persons; 2nd to 8th floors, courtrooms; 936 persons on the 2nd; 626 on the 3rd; 771 on the 4th; 745 on the 5th; 109 on the 6th; 745 on the 7th and 1900 on the 8th; and four persons in the elevator machinery room; number of persons and the use of the stories above the 8th floor is not described; and

WHEREAS, the applicant states that this is a request for a variation from the requirements of the rules for erection, alteration, repair, excavation for and demolition of buildings, to the extent that a portion of Rule 4.6.1 would be inoperative; that the portions of the rule in question are as follows:

"a—Par. 1, line 4—and there shall be not more than 8 stories of erected steel above the uppermost floor filling."

"b—Par. 2, line 4—and at every other floor level at which the permanent floor filling or the floor filling forms have not been provided,"

and

WHEREAS, the applicant contends that it was not feasible for the city to provide sufficient funds in a single fiscal year to contract for the erection of this building and it became necessary to arrange for two separate contracts, one for foundation and steel and a later contract for floors, enclosing masonry, etc.; that it was contemplated that these two contracts would follow in close succession; that this proved impracticable and there will probably be a lapse of two or three months between the two operations; that to halt the progress of the steel erection awaiting the commencement of the second contract would be costly to the city; and

WHEREAS, the applicant contends that the provision in the rules requiring additional planking on every other floor was erroneously assumed as not in effect because of a reading of Rule 23 of the New York State Board of Standards and Appeals which was assumed to be identical with the rules of the New York City Board of Standards and Appeals; and

WHEREAS, the applicant contends that to comply with the provision of the rule would be costly to the city and would constitute a serious fire hazard; and

WHEREAS, the applicant states that a temporary plank floor will be provided at the tier on which riveting and painting is being done and as the work progresses a temporary plank floor will be simultaneously provided two tiers below; that when the ninth tier is reached, the planking for this tier will be left in place until erection is completed; that in the final stage of erection the ninth, eleventh and thirteenth tiers will be planked over; that in addition, planks will be placed over an entire panel at the foot of each ladder run to give more adequate protection to the working men.

Resolved, that the decision of the Borough Superintendent acting on N.B. App. 167/49, Objection No. 1, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the erection of structural steel for a portion of the building where possible to erect steel, in view of the existing Brooklyn Eagle Building to be removed *on condition* that after five tiers of structural steel have been erected, one inch stranded plow steel cables tensioned with turnbuckles and secured to the structure by loops and cable clamps, shall be attached to the fifth tier steel and diagonally disposed to terminate in a connection to the steel in the cellar of the building; that such cables shall be in crossing pairs and shall be installed in a plane parallel to the short dimension of the building (East-West direction) at each of the bents numbers 14, 19, 24 and 29; that such cables shall remain in place under tension until such time as the permanent floor filling shall be installed; that a similar construction of cable support shall also be extended from the fifth tier of steel to the tenth tier of steel in a similar manner; that on the east and west walls of the building there shall also be a similar cable support on the line of the rear and front walls on all such stories; that the above is in addition to the wind-bracing as shown on plans filed with this appeal marked "Received June 3, 1955" (8 sheets) and "June 30, 1955" (4 sheets); that in all respects the requirements of the Rules of this Board entitled "Rules for Erection, Alteration, Repair, Excavation and Demolition of Buildings", shall be complied with.

719-52-A

APPLICANT—Charles M. Spindler, for Sun Oil Co., owner.
SUBJECT—Application October 9, 1952—Pursuant to section 35, General City Law re proposed installation in bed of proposed widening of Horace Harding boulevard.
PREMISES AFFECTED—194-01 Horace Harding boulevard, and 194-02 Peck avenue northeast corner (Block 5697, Lot 15), Flushing, Borough of Queens.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees under will of Clement March), owner (Manhattan Lighting Equipment Co., lessee).
SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.
APPEARANCES—
For Applicant: Thomas E. Snook, Morris Hannes and Seymour Cohn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn; due to change of ownership.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

1139-39-SR

SUBJECT—Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.
APPEARANCES—
None.
ACTION OF BOARD—Laid over to July 26, 1955 at 10 A.M., to request the Deputy Commissioner of Housing and Buildings to be present.

321-52-A—Vol. II

APPLICANT—Gabriel Nathan, for Hebrew Institute of Long Island, Inc., owner.
SUBJECT—Application reopened May 3, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1708 to 1742 Seagirt avenue, north side, from Beach 17th to Beach 19th streets, entire building—#1742 only, Block 133, Lot 1, Far Rockaway, Borough of Queens.
APPEARANCES—
For Applicant: Gabriel Nathan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M., for applicant to correct plans to show doors at all openings; hearing closed.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.
APPEARANCES—
For Applicant: Alexander Zamschnick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955 at 10 A. M., for inspection and decision.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.
SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.

MINUTES

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M., for inspection and decision.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M. for further consideration by the Board.

857-54-A

APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.
SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M. for inspection and decisions; hearing closed.

189-55-A

APPLICANT—Roux Distributing Co., Inc., lessee (110 East 53rd Street Corp., owner).
SUBJECT—Application March 2, 1955—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.
APPEARANCES—
For Applicant: Herbert Williams.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to September 20, 1955, at 2 P. M., at the request of the applicant.

203-55-A

APPLICANT—Larry Meltzer, for State Building Supply Corp., owner.
SUBJECT—Application March 17, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—20-24 2nd avenue and 30-32 East 1st street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.
APPEARANCES—
For Applicant: Larry Meltzer and Harold W. Solomon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M., for inspection and decision.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.
SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 20, at 2 P. M., at the request of the owner to submit a different arrangement.

273-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co., Inc., owner.
SUBJECT—Application March 29, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.
APPEARANCES—
For Applicant: Henry G. Harris.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to date to be set, applicant to file revised plans.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.
SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M., applicant to file revised plans, and for inspection and decision.

474-55-A

APPLICANT—Leonard F. Rothkrug, for Wilmac Realty Co., owner (J. W. Mays, Inc., lessee).
SUBJECT—Application June 7, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—502-506 Fulton street, south side, 40 ft. east of Bond street; 9-17 Bond street and 16-20 Hanover place, Block 160, Lots 7, 13 and 14, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M., for inspection and decision; hearing closed.

476-55-A

APPLICANT—Kahn and Jacobs, for The Spence-Chapin Adoption Service, owner.
SUBJECT—Application June 14, 1955—appeal from a decision of the borough superintendent.
PREMISES AFFECTED—6-8 East 94th street, south side, 138 ft. 10¼ in. east of 5th avenue, Block 1505, Lot 66, Borough of Manhattan.
APPEARANCES—
For Applicant: D. D. Ehresman, Roberta G. Andreux and I. Wohlstetter.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M., for applicant to have decision of the borough superintendent corrected so as to eliminate the word "commercial".

477-55-A

APPLICANT—Peter Paul Muller, for Mannes College of Music Inc., owner.
SUBJECT—Application June 14, 1955—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—153-159 East 74th street, north side, 100 ft. east of Lexington avenue, Block 1409, Lots 24, 25 and 26, Borough of Manhattan.
APPEARANCES—
For Applicant: Peter Paul Muller and Alfred F. Ash.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A.M., for inspection and decision; hearing closed.

532-55-A

APPLICANT—Alfred J. Todaro, for Community Holding Corp., owner.
SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—600 Douglaston parkway, southeast corner of 32nd avenue, Block 8031, Lot 1, Douglaston, Borough of Queens.
APPEARANCES—
For Applicant: Alfred J. Todaro.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955 at 10 A. M., to permit further study of plans, also for applicant to file a complete set of plans of the chlorine installation and a description of the concrete mix.

534-55-A

APPLICANT—Safway Steel Scaffolds Supply Corp., for Chase Manhattan Bank, owner.
SUBJECT—Application July 1, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—28-40 Nassau street, west side, from Liberty street to Cedar street, 38 Liberty street and 43-65 Cedar street, Block 45, Lots 4, 5, 7 and 11, Borough of Manhattan.
APPEARANCES—
For Applicant: W. Winston Warner and John P. Jones.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1955, at 10 A. M., for decision.

878-28-BZ—Vol. II

APPLICANT—Max Horn, for Laura Roehrig and August Roehrig, owners. (C. and I. Service Station, lessee).
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles (not to exceed 12 of the pleasure car type) for a term of years and permitting the existing buildings to be occupied as gasoline service station and motor vehicle repair shop as permitted by the Board under resolution dated May 14, 1929.
PREMISES AFFECTED—172-40 to 172-42 Baisley boulevard, south side, 360 ft. east of 135th avenue, Block 12515, 3209, Lots 20 and 21, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Mr. Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened, resolution amended and term of variance and time to complete extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was amended by the Board as Vol. II, on April 10, 1951, on certain conditions; and

WHEREAS, the term of variance and time to complete the work were extended on March 24, 1953; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 6, 1944, in the following respects:
"that the basis of the decision may be changed to Section 7h in place of section 7c and the term of the variance for the parking use extended to five years from the date of this amended resolution, as acted on by the Borough Superintendent on amendment to Alt. App. 395/50 objection dated July 5, 1955; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution."

1493-39-BZ

APPLICANT—Alfred F. Uzzell, for Henry W. S. Bangert, owner.
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.
PREMISES AFFECTED—88-05 to 88-11 168th place, east side, 37.50 ft. south of 88th avenue, Block 9820, Lots 38 and 41, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Alfred F. Uzzell.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on November 13, 1940, on certain conditions; and
WHEREAS, the term of variance was extended from time to time and last extended on July 11, 1950; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 13, 1940, as thereafter *amended* by resolutions adopted through July 11, 1950, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy, shall be obtained." (Misc. 9019/39)

309-40-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Domenick Salzone, owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use C area district, for a term of years, the maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard.
PREMISES AFFECTED—125-127 Carroll street, north side, 129 ft. west of Henry street, Bock 349, Lot 32, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. I, on February 11, 1941, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 30, 1953; and
WHEREAS, the term of variance was extended on June 14, 1955; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 8, 1948, as thereafter *amended* by resolutions adopted through June 14, 1955, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:
"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." NB 1001/47)

171-44-BZ
APPLICANT—Charles J. Shaw, for The H. W. Wilson Company, owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution permitting in a residence use, B area district, the conversion of occupancy of an existing building from storage garage to storage garage for tenant's auto vans (not more than five) on the 1st story and for storage of household furniture on upper stories.
PREMISES AFFECTED—519 West 161st street, north side, 300 ft. 6 in. west of Amsterdam avenue, Block 2120, Lot 50, Borough of Manhattan.
APPEARANCES—
For Applicant: Charles J. Shaw.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 13, 1944, on certain conditions; and
WHEREAS, the term of variance was extended from time to time and last extended on June 13, 1950; and
WHEREAS, the resolution was amended on July 17, 1951; and
WHEREAS, the applicant requested an extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 13, 1944, as thereafter *amended* by resolutions adopted through July 17, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision e for a term of five years from the date of this amended resolution, to permit.....;
that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy, shall be obtained." (Alt. 1190/43; Alt. 1189/50; Alt. 629/51)

189-49-BZ—Vol. II
APPLICANT—George H. Colin for Crew Levick Corporation, owner (Cities Service Oil Company, lessee).
SUBJECT—Application for consideration—reopening as to amendment as to change of zoning district—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office, and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street, Block 3423-N, Lot 1059, Borough of The Bronx.
APPEARANCES—
For Applicant: Benjamin Mosher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on September 14, 1954, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 14, 1954, by adding thereto:
"that the Board does hereby *affirm* the resolution adopted on September 14, 1954, amended as to change in zone from business to residence effective January 14, 1954, and as acted on by the Borough Superintendent under N.B. 1029/52, dated May 20, 1955, Objection 1 and 2, *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution."

349-49-BZ
APPLICANT—Ingram S. Carner, for Norris and Sarah Caine, owners.
SUBJECT—Application for consideration—reopening as to amendment as to additional tanks—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in the business use portion of plot, the change in occupancy of part of plot from sale and display of used cars, two-car garage and office, to gasoline service and oil selling station, salesroom, lubritorium, auto laundry and motor vehicle repairs shop, for a term of fifteen years.
PREMISES AFFECTED—58-02 Queens boulevard and 46-03 58th street, southeast corner, Block 2313, parts of Lots 9, 13 and 27, Woodside, Borough of Queens.
APPEARANCES—
For Applicant: Ingram S. Carner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on September 13, 1949, on certain conditions; and

WHEREAS, the resolution was amended on February 5, 1952; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 13, 1949, by adding thereto:

"that in lieu of the six 550 gallon gasoline tanks permitted in the resolution above cited, there may be ten 550 gallon approved tanks as now proposed and shown on plan marked "Received July 7, 1955" (1 sheet), and as acted on by the Borough Superintendent under Misc. App. 515/55, *on condition* that in all other respects the resolutions above cited shall be complied with."

889-52-BZ

APPLICANT—A. L. Andujar, for Texas Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a retail use district the extension in use and area of existing gasoline service station, grease pits, tire and battery service and auto laundry to gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union street and 137-89 Northern boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

Affirmative: Chairman Murdock, Commissioner Kleinert, and Commissioner Keating..... 3
Negative 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 4, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 71/52)

154-54-BZ

APPLICANT—M. L. Bennett and S. Jules Lakin, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner, Block 4239, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954, on certain conditions; and

WHEREAS, the resolution was amended on December 7, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, as thereafter *amended* by resolution adopted on December 7, 1954, only as to thetime within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is substantially completed and that the property has changed hands and the present owners are M. L. Bennett and S. Jules Lakin; that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 1359/53)

468-54-BZ

APPLICANT—Ingram S. Carner, for William Redder, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars waiting to be serviced; and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia parkway and Horace Harding Boulevard (previously granted by the Board for a term of years under Cal. No. 77-32-BZ).

PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard, 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, by adding thereto:

"that in the event the owner desires to construct the gasoline service station entirely new, instead of removing the present accessory business on the site as formerly proposed, the terms of this resolution shall be deemed to apply to a newly constructed accessory building, as indicated on plans filed with this request for amendment marked "Received July 1, 1955", (2 sheets), and as acted on by the Borough Superintendent under Alt. App. 1109/54, objection dated June 30, 1955, *on condition*

that the resolution above cited shall be complied with in all other respects." (Alt. 1109/54)

529-54-BZ

APPLICANT—Max Wechsler, for Self Service Super Market Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the use of second story for offices and meeting room with two exits from second floor to street through the residence use portion of lot.

PREMISES AFFECTED—1370-1380 Jerome avenue, northeast corner of Elliot place, Block 2842, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: I. C. Gollin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 23, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 23, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is approximately 50% complete, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 388/54)

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application for consideration—reopening as to approve plans—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office; and permitting the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 29, 1955, on certain conditions; and

WHEREAS, the applicant submitted plans for approval by the Board, as being in substantial compliance with the requirements of the resolution.

in substantial accord with the resolution adopted by the Board on March 29, 1955. (N.B. 503/54)

426-54-BZ

APPLICANT—Lama, Proskauer, and Prober, for Anna Klein, owner.

SUBJECT—Application for consideration—reopening as to approve working plans—re Application (decisions of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden boulevard, north side, from 79th street to Sapphire street, 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and plans approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 14, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted plans, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* plans marked "Received February 9, 1955 (3 sheets), approved as in substantial compliance with the resolution adopted on December 14, 1954, as *amended* by plans filed marked "Received July 12, 1955".

884-54-BZ

APPLICANT—Nathan L. Goldstein & J. Z. Goldstein, for Dyre Boston Properties Corp., owner, Giamcomo Mazzeo, owner under contract.

SUBJECT—Application for consideration—reopening as to approve working drawings—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road, 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Z. Goldstein and William B. Lichtner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working plans approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 12, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working plans, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working plans marked "Received June 16, 1955" (2 sheets), as in substantial compliance with the resolution adopted on April 12, 1955, and to permit under section 7i motor vehicle repairing with hand tools only for adjustments maintained solely within the accessory building. (N.B. 1146/54)

680-41-BZ—Vol. II

APPLICANT—Max Horn, for Louis Weinstock and Ethel M. Frant, owners. (Jandor Realty Corp., lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—167-179 Beach 61st street, northwest corner of Larkin avenue, Block 389, part of Lots 26, 28, 30, 32 and 35, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on September 13, 1955, at 10 A.M., waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, the term of variance having expired March 24, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C. R. T. Hodling Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district, the further extension in use and area of existing auto laundry and gasoline service station (previously granted by the Board for ten years to expire in 1961), sale of auto accessories and parking and storage of more than five motor vehicles, and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories, and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-08 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

915-54-BZ—Vol. II

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—233-239 West 22nd street, north side, 260 feet, 9½ in. west of 7th avenue, Block 772, Lots 25-28 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben A. Lazaraus and I. Alan Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extensions of use granted under Vol. I by addition of lot 28.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

325-55-BZ

APPLICANT—Paul Friedman, for Barbara Van Lindern and Lena G. Gates, owner.

SUBJECT—Application April 21, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, sales and storage of auto accessories and parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—141-02 to 141-12 Union Turnpike (141-10 official) and 139-01 to 139-15 Grand Central Parkway Service road, southeast corner, Block 6634, Lot 10 (tentative), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant stated that he had been advised originally that Union Turnpike was under the jurisdiction of the Borough President and subsequently learned that part of it is under the jurisdiction of the Department of Parks and that Section 21A was involved in this matter and that therefore the Board does not have jurisdiction to grant a variance; for these reasons the applicant desired to withdraw the application.

Resolved, that the application be and it hereby is *withdrawn.*

326-55-A

APPLICANT—Paul Friedman, for Barbara Van Lindern and Lena G. Gates, owners.

SUBJECT—Application April 21, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—141-02 to 141-12 (141-10 official), and 139-01 to 139-15 Grand Central parkway Service road, southeast corner, Block 6634, Lot 10 (tentative), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the applicant stated that originally he had been advised that Union Turnpike was under the jurisdiction of the Borough President and subsequently learned that part of it is under the jurisdiction of the Department of Parks and that Section 21A was involved in this matter and that therefore the Board does not have jurisdiction to grant a variance; for these reasons the applicant desired to withdraw the appeal.

Resolved, that the appeal be and it hereby is *withdrawn.*

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 7, 1955, as they appeared in Bulletin No. 24, Vol. 40, are hereby corrected to read as follows:

353-53-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, new owner; former owner U. K. Realty Corporation.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in the business use district portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic) lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner, Block 8529, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1954, on certain conditions; and

WHEREAS, time to submit working drawings as being in substantial compliance with the Board's resolution was extended on June 8, 1954; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's resolution, were approved on July 27, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1954, as *amended* by resolution adopted on July 27, 1954, as to approving working drawings and to *amend* further as follows:

"to permit the number of approved gasoline storage tanks so as not to exceed ten 550 gallon approved tanks; to permit two curb cuts each thirty-five feet in width to Flatbush Avenue in place of three thirty foot curb cuts approved; to permit an approved type of suspended furnace for heating purposes, fed by fuel from an approved 550 gallon fuel oil tank; to change the front of the accessory building so as to change the dimensions of the accessory building to read: 62 feet 10½ inches front and 28 feet 8 inches in depth in place of 57 feet by 30 feet; and that the brick in the accessory building shall be a light color face brick as now shown on revised plans marked, "Received, May 17, 1955" (4 sheets) *on condition* that in all other respects the requirements of the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 281/53)

---

*Correction—Size of accessory building changed to read 62 ft. 10½ in. front and 28 ft. 8 in. in depth, as indicated in the resolution.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on June 14, 1955, as they appeared in Bulletin No. 25, Vol. 40, are hereby corrected to read as follows:

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R.C. Church, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a Class 1 structure to be used as a garage for more than five motor vehicles, lubrication, wheel alignment, brake testing, car washing, accessory sales, loading and unloading berth and office; and permitting the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and permitting the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner, Block 665, Lots 6 and 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the resolution was amended on April 12, 1955 and May 17, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Stanards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, as thereafter *amended* by resolutions adopted through May 17, 1955, by adding thereto:

"that in the event the premises are *purchased* by the *Tidewater* Oil Company and certain changes in the resolutions above cited are desired, the following changes may be made as now indicated on revised plans marked 'Received May 20, 1955', (1 sheet), as follows:

1. Erection of building 27 ft. 8 in. south of the 28th street building line instead of 12 feet as previously shown.
2. Revision of layout of the building and size of the building as shown on such plans.
3. Installation of two sets of dual pumps of an approved low type erected not nearer than 15 ft from the building line of 4th avenue in place of six pumps previously proposed.
4. That the building shall be faced with face brick on all exposed sides.

that in all other respects the resolutions above cited shall be complied with." (N.B. 1334/53)

---

*Correction—The words 'leased' changed to *'purchased'* and the name 'Texaco' changed to *'Tidewater'* as indicated in italics.

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 26, 1955, as they appeared in Bulletin No. 18, Vol. 40, are hereby corrected to read as follows:

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 128-42 Farmers boulevard, northwest corner, Block 12494, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been started, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 3621/53)

---

* Correction—Reference that plans have been approved by the Department of Housing and Buildings deleted in the resolution.

---

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 17, 1955, as they appeared in Bulletin No. 21, Vol. 40, are hereby corrected to read as follows:

919-54-SM

APPLICANT—Lightolier Inc., owner.

SUBJECT—Application November 24, 1954—Lightolier Environmental Conditioning System, Model CD-1033 (plastic light diffuser), approval of.

APPEARANCES—

For Applicant: Manfred Neumann.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 919-54-SM

Subject: Lightolier Environmental Conditioning System, Model CD-1033 (plastic light diffuser), approval of.

Wm. F. Blitzer for Lightolier Inc., Jersey City, New Jersey filed November 24, 1954 an application with the Board of Standards and Appeals for approval of the Lightolier Environmental Conditioning System, Model CD-1033 (plastic light diffuser) under the provisions of C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser.

Description

The system consists of translucent plastic sheets of a trapezoidal corrugated form, supported on metal members which are themselves suspended from the ceiling, floor or roof above. The translucent plastic sheets are made from a copolymer of vinyl chloride and vinyl acetate which contains no liquid type plasticizers and is considered to be self-extinguishing.

The thickness of the material is .015". The plastic sheets are perforated to allow air to pass through the diffuser. The suspension system consists of inverted "T" runners on 3 ft. center of 2" x 2" x 1/16" extruded aluminum. These are supported from approximately 8 ft. centers. To give lateral support to these members, 1" x 1" x ⅛" steel angle members are attached to the main carrying member and act as a bridging. To prevent the plastic diffusing panels from being lifted out of position by air drafts, etc, a spring metal clip is used.

Inspection and Test

The system was inspected and tested at 11 East 36th Street, New York, in the presence of Asst. Engr. J. A. Darts, Committee on Test and Wm. Blitzer representing the applicant.

Load tests were conducted on the plastic itself in a downward and upward direction on the main carrying member both upward and downward. The plastic material itself was tested in accordance with the requirements of C26-461.1 Administrative Building Code.

Results of the test were as follows:

A. Plastic downard 5½ lbs. per sq. ft. without deflection of the plastic.

B. Plastic upward 12 lbs. per sq. ft. without forcing plastic from track.

C. Track downward 10 lbs. concentrated deflection of track—None.

D. Track upward 30 lbs. concentrated no deflection.

The plastic material was also tested in accordance with the requirements of ASTM 568-43 as required under C26-461.1 Administrative Building Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends approval of the Lightolier Environmental Conditioning System, (Plastic Light Diffusers) for installation in New York City when constructed of materials as herein described and installed in accordance with the requirements of C-26-461.1 Administrative Building Code on condition that the carrying members shall be carried on the suspension system herein described, secured to the ceiling floor or roof construction and further that Model CD-1033 (Plastic Light Diffusers) shall not be installed in sprinklered locations and all plans

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

filed with the Department of Housing and Buildings showing the proposed use of this system shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No 919-54-SM" and that the containers or cartons in which this material is marketed shall be similarly marked. It is further recommended that the use of this ceiling in class I and II construction be limited to an area to be covered not exceeding 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partitions or fireproof partitions. In class III construction the area shall be limited in according with the requirements of the Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

* Correction—Spelling of owner's name changed from "Lightoiler, Inc." to "Lightolier, Inc."

NOTICE

Copies of the Official Directory of the City of New York for the year 1955 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and Courts, are now on sale at the office of the Supervisor of the City Record, Room 2213, Municipal Building, Manhattan, New York 7, N. Y. Price One Dollar. Make check or money order payable to "Supervisor of City Record

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

2.05
W

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | August 2, 1955 | Single Copies, 20 cents By Mail, 25 cents | Nos. 31, 32, 33, 34 and 35

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

THE LIBRARY OF THE
AUG 19 1955
UNIVERSITY OF ILLINOIS

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Petition and Certiorari Order Served on the Board of Standards and Appeals.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting of Tuesday Morning, July 26, 1955, affecting Calendar Numbers 186-55-BZ, 268-55-BZ, 68-36-BZ—Vol. III, 172-36-BZ—Vol. II, 140-44-BZ—Vol. III, 564-52-BZ—Vol. II, 565-52-A—Vol. II, 172-53-BZ—Vol. II, 127-54-BZ, 292-54-BZ, 698-54-BZ, 931-54-BZ, 953-54-BZ, 975-54-BZ, 52-55-BZ, 53-55-BZ, 59-55-BZ, 212-55-A, 70-55-BZ, 71-55-A, 88-55-BZ, 89-55-A, 147-55-BZ, 170-55-BZ, 214-55-BZ, 215-55-BZ, 223-55-BZ, 229-55-BZ, 289-55-BZ, 398-55-BZ, 399-55-A, 1139-39-SR—Proposed Amendments to Rules for Inspection, 321-52-A—Vol. II, 670-54-A, 857-54-A, 203-55-A, 393-55-A, 474-55-A, 476-55-A, 477-55-A, 532-55-A, 534-55-A, 475-54-A, 675-54-A, 264-54-SM, 265-54-SM, 266-54-SM, 267-54-SM, 489-55-SM and 490-55-SM.

Rules Covering Dry Cleaning Establishments.

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 28, 1955, Copy of Petition and Order of Certiorari was served on the Board by Holz & Schrier, attorneys for The Houston Theatre Corp., owner, seeking a review of the Board's denial of their application under Section 7, subdivisions f and i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a garage for more than five motor vehicles, repair shop, gasoline service station, car washing (non-automatic), lubritorium and office previously denied by the Board on the contravention of the requirements of Section 21A of the Zoning Resolution, and the decision of the Board reversed by the Court and referred back for further hearing on the merits of the case); Cal. No. 394-51-BZ, Vol. II; Premises 111-117 East Houston street, 229 Chrystie street, southwest corner, Borough of Manhattan.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to July 26, 1955

Cal. No. *Dept.* *Premises Affected*

601-55-SA—Manitowoc Perchlor Dry Cleaning System, Single Bath, manufactured by Manitowoc Engineering Corp., Appliance.

602-55-SA—Manitowoc Perchlor Dry Cleaning System, Tow Bath, manufactured by Manitowoc Engineering Corp., Appliance.

603-55-SA—Perfectaire Suspended Oil-fired Furnace, Models H75, H90, H110, F150, F245, F325, F385, F585, F815, S75, S90, S110, S155, S230, S345 and S520, manufactured by Air Conditioning Engineering Co., Appliance.

604-55-A—H.B.Q.—134-26 157th street, west side, 230 ft. south of 134th avenue, Block 12295, Lot 19, Jamaica, Borough of Queens, Alt. 1043-55—reconstruction of Trailer Camp, height of floor, etc.

605-55-SM—Ruberoid Gypsum Plaster and Perforated Gypsum Lath (as fire protection under structural steel—fire protection in excess of 2 hours), manufactured by The Ruberoid Co., Material.

606-55-SM—Red Top Gypsum Plaster and Perforated Rocklath—(as fire protection under structural steel—fire protection in excess of 2 hours), manufactured by United States Gypsum Co., Material.

607-55-SM—Old Newark Plaster and Perforated Gypsum Lath (as fire protection under structural steel—fire protection in excess of 2 hours), manufactured by Newark Plaster Co., Material.

608-55-SM—Gold Bond Plaster and Perforated Gypsum Lath (as fire protection under structural steel—fire protection in excess of 2 hours), manufactured by National Gypsum Co., Material.

609-55-SA—Wincroft Gas Range, Model 201, manufactured by The Stove Works, Inc., Appliance.

610-55-SM—Mahon-M-Cel Beam, 3 or 4 hour fire rating Floor Construction, manufactured by The R. C. Mahon Co., Material.

611-55-SM—Mahon-M-Cel Beam Incombustible Floor and Roof Construction, manufactured by The R. C. Mahon Co., Material.

612-55-SA—Slattery Gas Ranges, (built-in type), Models 22 and 5556, manufactured by J. B. Slattery and Brother, Inc., Appliance.

613-55-SM—Medusa White Air-Entraining Portland cement, manufactured by Medusa Portland Cement Co., Material.

614-55-SM—Ev-R-Shield Glascote (for coating wood, metal, concrete, etc.), manufactured by Ev-R-Shield Products Inc., Material.

615-55-SA—General Electric Built-In Electric Range, Models 1J50W and 1J551W, manufactured by General Electric Co., Appliance.

616-55-SM—Dennison Crepe Paper (flameproof), manufactured by Dennison Manufacturing Co., Material.

617-55-SM—Plastoid and Plasti-Glaze (putty, glazing and caulking compounds), manufactured by Plastic Products Co., Material.

618-55-BZ—H.B.B.—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn, N.B. 1290-55—erection and maintenance of gasoline service station, re show windows, signs, etc.

619-55-A—H.B.Q.—3708 and 37-10 Broadway, south side, 50 ft. east of 37th street, Block 655, Lots 36 and 37, Long Island City, Borough of Queens, Alt. 976-55—connecting frame building to brick building, 1st floor and cellar.

620-55-BZ—H.B.M.—5080 Broadway, and 501 West 216th street, northeast corner, Block 2232, Lot 31, Borough of Manhattan, N.B. 87-55—erection and maintenance of gasoline service station, parking, etc.

621-55-BZ—H.B.B.—2215-2225 Linden boulevard and 770-782 Ashford street, northwest corner, Block 4334, Lots 23 and 25, Borough of Brooklyn, N.B. 1512-55—erection of retail store, work room, parking for patrons, etc.

622-55-BZ—H.B.Bx.—1413-1425 Edward L. Grant Highway, north side, 59.42 ft. north of Nelson avenue, Block 2521, Lots 20 and 23, Borough of the Bronx, Alt. 632-55—Extension in area of existing gasoline service station.

623-55-BZ—H.B.Q.—35-16 to 35-20 Murray street, west side, 121 ft. north of Northern boulevard, Block 5009, Lot 31, Flushing, Borough of Queens, Alt. 1367-55—parking of cars for patrons.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ....Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules...Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.April	12, 1955.
Cements, Blended, Rules for Testing and Use of....Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ....Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules....July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ....April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)...Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ....Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ....Feb.	1, 1955.
Exit Rules (Revolving Doors)....June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ....Mar.	11, 1952—Vol. 37, No. 11A

CALENDAR

	Last Publication
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning,* September 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.

SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests for adjournment.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.

PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

Laid over from July 19, 1955 to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

Laid over from July 19, 1955, to September 13, 1955, at the request of an objector.

680-41-BZ—Vol. II

APPLICANT—Max Horn, for William Jordan, owner.

SUBJECT—Application reopened July 19, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—167-179 Beach 61st street, north west corner of Larkin avenue, Block 389, part of Lots 26, 28, 30, 32 and 35, Arverne, Borough of Queens.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

CALENDAR

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owner.

SUBJECT—Application reopened May 17, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.

PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan.

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

96-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Alex Eisenberg, owner (Sunnydale Farms, Inc., lessee).

SUBJECT—Application reopened May 10, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and business use district the extension in use and area of buildings to existing milk processing and distribution plant to include; milk depot, loading and unloading, refrigerator, repairs, garage, gasoline storage tanks, and the parking of owners truck and employees cars on open portion of plot.

PREMISES AFFECTED—240-284 Malta street, southwest corner of Stanley avenue, Block 4304, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon,* September 13, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

OWNER OF PREMISES—1765 Bushwick Avenue Corporation.

SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

157-48-A Vol. II

APPLICANT—Abraham Farber, for Shelbar Realty Corp., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Jamaica, Borough of Queens.

330-55-A

APPLICANT—Kahn and Jacobs, for Joseph Schlitz Brewing Co., owner.

SUBJECT—Application April 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—105-119 Evergreen avenue and 105-127 Jefferson street, northeast corner, Block 3156, part of Lot 75 and Block 3163, Lots 1-3, 5, 7, 8, 10-16, 49-51 and 53-57, Borough of Brooklyn.

412-55-A

APPLICANT—Brusco Coal and Fuel Oil Co., Inc., owner.

SUBJECT—Application May 20, 1955—Re: Transportation of #2 and #4 Fuel Oil in Tank Truck in New York City (capacity of tank in excess of Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolu-

CALENDAR

tion, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

Laid over from June 21, 1955 to June 28, 1955, for decision of the borough president; then to July 12, 1955, at request of applicant; then to September 20, 1955, at request of the applicant and for filing of a decision of the borough superintendent.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; then to September 20, 1955, for further consideration.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application reopened and restored to docket June 1, 1955—re (decision of the borough superintendent) previously withdrawn, under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co. owner (Michael Gaglio, lessee).

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.

PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

341-55-BZ

APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).

CALENDAR

SUBJECT—Application April 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons, of A. & P. market.
PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

377-55-BZ
APPLICANT—Noah N. Sherman and Joseph Lau, for Esso Standard Oil Co., and 2407 Boston Road Corp., owners.
SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include car washing, state inspection station, motor vehicle repairs, front end alignment, storage and sale of accessories and office.
PREMISES AFFECTED—2335-2407 Boston road, west side, from White Plains road to Waring avenue, Block 4346, Lots 58, 62 and 69, Borough of The Bronx.

430-55-BZ
APPLICANT—Lama, Proskauer and Prober, for The Goldner Building Corp., owner.
SUBJECT—Application May 27, 1955—re (decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.
PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, Lot 34, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 20, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

940-54-SA
APPLICANT—Drake Equipment Company, Inc., owner.
SUBJECT—Application December 3, 1954—Drake Commercial Clothes Dryer, Model S, Approval of.

198-55-SA
APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Counterflow Oil-fired Warm air furnace, approval of.

547-54-SA
APPLICANT—Roberts-Gordon Appliance Corp., owner.
SUBJECT—Application June 23, 1954—Multuri Horizontal Gas-fired Burner, approval of.

77-55-SM
APPLICANT—John M. Siarium agent for General Filters Inc., owner.
SUBJECT—Application February 1, 1955—General Filters Inc., Water Trap Model 90, approval of.

463-54-SA
APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).
SUBJECT—Application June 1, 1954—Olson Gas-fired Space Heater, Model GU-300 through 2000, approval of.

300-55-SM
APPLICANT—Alpha Portland Cement Company, owner.
SUBJECT—Application April 4, 1955—Alpha Portland Cement, Types I-A, II-A and III-A (air entraining cements), approval of.

790-54-SM
APPLICANT—Insulite Division of Minnesota and Ontario Paper Co., owner.
SUBJECT—Application October 8, 1954—Insulite Roof Deck, 1½", 2" and 3", approval of.

208-55-SA
APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application March 4, 1955—Gilbarco Gasoline Dispensers, Models 924B, 914B, 924BRC and 914BRC, approval of.

72-55-SA
APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application February 1, 1955—Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single), approval of.

567-54-SA
APPLICANT—Iron Fireman Corp., for Iron Fireman Manufacturing Co., owner.
SUBJECT—Application March 18, 1954—Iron Fireman Radiant Inshot Gas Burner, Model GBH, approval of.

443-55-SM
APPLICANT—F. E. Shundler & Company, Inc., owner (William A. Burr, agent).
SUBJECT—Application May 23, 1955—Shundler Acoustical Perlite Tile, (fire resistant acoustical material), approval of.

488-55-SM
APPLICANT—Whitehall Cement Manufacturing Company, owner.
SUBJECT—Application June 6, 1955—Whitehall Air-Entraining Cement, Type IA and IIIA, approval of.

468-49-SM
APPLICANT—North American Cement Corp., owner.
SUBJECT—Application June 1, 1949—North American Portland Cement (air entraining) Type IA and IIA, approval of.

210-55-SM
APPLICANT—Joseph Platzker, for The Glidden Company, owner.
SUBJECT—Application March 10, 1955—Duo-Tex (fire retardant paint), approval of.

554-52-SM
APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re Metal Floor Runner (base runner for partitions of various width); previously approved.

257-39-SM•Vol. II
APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Metal Lath and Lathing Accessories as follows: USG. Color-Rite Diamond Mesh Lath; USG Color-Rite 4-Mesh Z Riblath; USG B-V Riblath, USG Resilient Clips Nos. 100, 200, 300, 400 and 500; USG 3/8" Riblath; USG ¾" Riblath; USG Sheetlath; USG 4A, 1A, 2A, 12A, 5A, 10A, 14A Corner Beads; USG 9A Corner Bead Clips; USG 3A, 6A and 7A Base Screeds, USG 8A Picture Mould; USG Cornerite; USG Striplath; USG Nos. 4 and 6 Metal Casings; USG Ceiling Runner and Attachment Clips; USG Wall Ties (corrugated); USG Attachment Clips;USG Hanger Wire; USG Tie Wire; USG Cold Rolled Channels, ¾" and 1½"; USG Expanded Metal Stucco Mesh; (USG Metal Base System for Solid Metal lath, Rocklath, and plaster, Pyrobar or 2" solid sheetrock laminated partitions); previously approved.

CALENDAR

556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Trussteel Studs; previously approved.

189-55-A

APPLICANT—Roux Distributing Co., Inc., lessee (110 East 53rd Street Corp., owner).

SUBJECT—Application March 2, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.

SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

238-46-A

APPLICANT—Robert J. Reiley, For R. C. Church of St. Thomas Aquinas, owner.

SUBJECT—Application reopened July 12, 1955 for consideration as to extension of term of variance—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1530 Coleman street, west side, 226 ft. 3⅞ in. south of Flatlands avenue, Block 7859, Lot 58, Borough of Brooklyn.

717-51-A Vol. II

APPLICANT—James Whitford, Jr., for United Brethren Church on Staten Island, owner.

SUBJECT—Application reopened July 6, 1955—as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2205 Richmond road, southeast corner of Todt Hill road, Block 934, Lot 17, New Dorp, Borough of Richmond.

140-52-A Vol. II

APPLICANT—M. Martin Elkind, for Geriatric Properties, Inc., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-15 Parsons boulevard, east side, 100.11 ft. south of 35th avenue, Block 5003, Lot 6, Flushing, Borough of Queens.

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.

SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

564-53-A

APPLICANT—Brown and Matthews, Inc., for Farrand Optical Co., owner.

SUBJECT—Application July 29, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4401 Bronx boulevard, west side, 260.51 ft. north of Nereid avenue, Block 5065, Lot 60, Borough of The Bronx.

686-54-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.

SUBJECT—Application August 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-32 West 21st street, south side, 400 ft. east of Avenue of The Americas (6th), Block 822, Lot 58, Borough of Manhattan.

432-55-A

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 27*, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

166-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 27, 1955, applicant to file new application, new authorization of owner and new decision of the borough superintendent in view of the change in zoning, and new notices to property owners for that date.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge.

CALENDAR

862-51-BZ Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.

PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

932-54-BZ

APPLICANT—Henry Nordheim, for Jacob Tutnauer, owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the retail use district portion of lot located in a residence and retail use district the change in occupancy of one store to manufacturing use.

PREMISES AFFECTED—1162-1168 Colgate avenue and 1460 Westchester avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.

PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.

85-55-BZ

APPLICANT—Saul S. Sharison, for Music Realty Inc., owner.

SUBJECT—Application February 7, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from class A multiple dwelling, to residence (one family) and general offices and offices for a music publishing house.

PREMISES AFFECTED—417 West 50th street, north side, 250 ft. west of 9th avenue, Block 1060, Lot 22, Borough of Manhattan.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th street, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 27*, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

264-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

265-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.

489-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile (flooring), approval of.

490-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

CALENDAR

SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

7-55-A
APPLICANT—Florence Rand, owner.
SUBJECT—Application January 5, 1955—re Appeal from a decision of the borough superintendent, (under section 35, General City Law re premises in bed of mapped street—Atlantic avenue).
PREMISES AFFECTED—94-66 158th street, south side, 22.45 ft. west of Atlantic avenue, Block 10109, Lot 30, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 4, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

804-54-BZ
APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

350-54-A
APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

367-53-BZ
APPLICANT—Reginald S. Hardy, for Constance Counes, owner.
SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 26, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 12, 1955, and the minutes of the special meeting held on Friday, July 15, 1955, were approved as printed in the Bulletin of July 19, 1955, Vol. 40, No. 29.

186-55-BZ
APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.
PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.
APPEARANCES—
For Applicant: P. D. Concagh and C. A. Buckley, Jr.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 20, 1955, at 10 A. M. for further consideration; hearing closed.

268-55-BZ
APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.
APPEARANCES—
For Applicant: Joseph Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to September 27, 1955, at 10 A. M. at request of the applicant for information as to acquisition of subject site for approach to Throggs Neck Bridge.

68-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th St. Corp. and 30 Brighton St. Corp., owner.

SUBJECT—Application April 4, 1955 (decision of the Borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district, the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.

PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Ralph Gonier.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 10, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for applicant to submit plan of solid fence to be erected along building line of Brighton 11th street and returning to the front wall of adjoining building on lot 2391; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolutions show that the site and Brighton 11th street are in residence and business use, C area, class 1 height districts; Neptune avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 8, 1955 acting on Alt. Applic. 5053-54, reads:

> "3. The addition and relocation of uses in a public garage with ordinary repairs and lubritorium to public garage, motor vehicle repairs, lubritorium, welding and parking and storage of motor vehicles on a premises partly in a residence zone and partly in a business zone is contrary to Article II, P 3 and P 4(a), subsections 15, 29, 46 & 4 of the zoning resolution.
>
> Note—the dept. records indicate ordinary repairs in portion of building indicated as "storage room", also lubritorium lifts have been added."

and

WHEREAS, the applicant states that the premises consist of a plot, 320 ft. frontage by 100 ft. in depth, on which is located a building, one story in height, now being used for public garage, motor vehicle repair shop, lubritorium and welding, having a frontage of 220 ft. on Brighton 11th street, 100 ft. on the northerly lot line, 220 ft. on the westerly lot line and 100 ft. on the south wall; that the open area to the south is now vacant; that the use district maps show that the premises are in a class C area district and a class 1 height district; that part of the premises within 100 ft. of Neptune avenue is in a business use district and the balance is in a residence use district; that as of July 25, 1916 the premises were in an unrestricted use district and received its present use designation on October 10, 1930; that it is proposed to maintain existing uses of storage garage, motor vehicle repair shop, lubritorium and welding in existing garage and to add the use of parking and storage to open portion of plot; and

WHEREAS, the applicant further states that department of housing and buildings records show that the existing public garage was erected under N.B. Applic. 4381-28 and certificate of occupancy No. 53854 was issued for use as a public garage; that fire department records show that permit No. 328807 was issued for two 550 gallon gasoline tanks, 200 automobiles and 100 gallons of lubricating oil; that permit No. 412097 was issued for the use of the premises for motor vehicle repair shop; that the above permits were issued for 8/20 Hoff street which has since been renamed Brighton 11th street; that copy of fire department letter dated February 25, 1955 is submitted with this application; and

WHEREAS, the applicant contends that the parking area as proposed will only be accessible through the garage; that no curb cuts are proposed on Brighton 11th street; that a 6 ft. high chain link fence is proposed along the westerly lot line and along the building line of Brighton 11th street, with a 3 ft. wide exit gate for exit purposes; that the proposed parking area is adjoined on the south by a factory, on the west by a railroad, on the north by the public garage which precludes the use of this site for residence purposes; that within the affected area there are non-conforming uses as follows: block 7516—lot 2391, factory; lot 2371, gas station; lot 20, motor vehicle repair shop; lot 2192, two story garage; that the large apartment house within the area with no garage facilities will greatly benefit by the proposal; that the property is very high in assessed value and so situated between two non-conforming uses; that the proposal is the only way this property may be developed to give the owner an equitable return on his investment; and

WHEREAS, the applicant states that the present owner has held title to lot 2375 since February 6, 1953 and to lot 2386 since February 1, 1952; that the assessed valuation of land is $43,000 and of the building $62,000 making a total of $105,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant filed a revised plan of proposed fence on the street line; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the occupancy of the lot substantially as proposed and as indicated on plans filed with this application, marked "Received April 4, 1955", 3 sheets, and "July 22, 1955", 1 sheet, *on condition* that the entrance and exit to and from the lot shall be solely from the adjoining garage building under the same ownership, with new door as indicated on such plans; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height except for a portion of the lot to the south and along the street front on which there shall be erected a 5 ft. 6 in. tight cedar fence, with the face of the palings of such fence toward the street and except that the bottom and top rails of such fence shall be not less than 2 in. by 6 in.; that the premises shall be paved with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be no entrance in the fence on Brighton 11th street for motor vehicles but there may be an opening not over 3 ft. wide, where shown, for pedestrian entrance only; that no signs shall be erected on the premises; that under section 7i minor repairing may be permitted within the garage building as erected pursuant to resolution adopted under Volume I to the extent proposed; that such firefighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

MINUTES

172-36-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Coronet Piece Dye Works Inc., owner.

SUBJECT—Application May 9, 1955 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use district the continuation of existing building as a factory, dry cleaning, dyeing and finishing uses.

PREMISES AFFECTED—80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Kurt Otto.

For Opposition: Constantine Xenoulis and E. Calvert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 1, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to July 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Cornish avenue is in residence and business use, C area, class 1 height districts; Queens boulevard is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 30, 1955 acting on Alt. Applic. 499-55, reads:

"1. The continued use of existing factory in a residence zone is contrary to Art. II Sec. 3 of Zoning Resolution and contrary to BZ 172/36 of Bd. of Standards & Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot 180 ft. frontage by 99 ft. 5 in. in depth, on which is located a one story structure 80 ft. by 99 ft. 5 in. in area with extension; that the entire plot covers an area of 180 ft. by 99 ft. 5 in.; that the open space at west is used for ingress and egress of trucks to the loading platform; that the premises have heretofore been used as a power wet wash laundry and the district originally was zoned unrestricted; that it is proposed to permit the continued use for factory purposes heretofore granted under Cal. No. 172-36-BZ permitting the use of dyeing and finishing piece goods, by the Coronet Piece Dye Works, Inc.; that at the time of the previous grant the Coronet Piece Dye Works, Inc., were the lessees of the premises, but on July 24, 1953 they acquired title to the property; and

WHEREAS, the applicant contends that there has been no structural changes made in the property; that the conditions previously stipulated under date of the original resolution and the amendment adopted July 5, 1950 have been carried out and for which certificate of occupancy No. Q67077 was issued; that the extension at the rear west, 13 ft. 4 in. by 28 ft. 4 in. is only used for storage; that in accordance with instructions, plan showing existing conditions were filed with the department of housing and buildings under Alt. Applic. No. 499-55 and objection Item 1 obtained referring to the continued use of existing factory; that this is an application for a variance to permit the continued use, under conditions originally stipulated by the Board; and

WHEREAS, the applicant states that the present owner has held title to the property since July 24, 1953; that the assessed valuation of land is $20,000 and of the building $25,000 making a total of $45,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 5, 1937, as thereafter amended by resolutions adopted January 19, 1937, March 25, 1941, March 23, 1943 and July 5, 1950, only so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"*granted* under Section 7e for a term of five years to permit the continuance of the use of the premises on Lot No. 87, formerly known as Lots 87 and 91, for the use as hereinbefore permitted *on condition* that the heating system shall be oil fired only; that the sprinkler system throughout the building shall be maintained; that the ventilating system, consisting of fans, shall be maintained exhausting westerly to the open lot; that the use of the building shall be limited to dyeing and such washing as may be accessory thereto, without any dry cleaning; that the building shall not be increased in height or area; and that a new Certificate of Occupancy shall be obtained, and all permits shall be obtained and all work completed within three months from the date of this amended resolution."

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, former owner, C. G. P. Realty Corp., present owner.

SUBJECT—Application February 3, 1955 (decision of the borough superintendent), under sections 7e and 7A of the zoning resolution, to permit in the residence use district portion of plot the use of building as a store, and to permit the extension of parking in local retail use district for patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner of 225th street and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: S. Bodian for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 8, 1955 subject to regular procedure and restored to the docket; and

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, for decision; hearing closed; then to July 19, 1955, for statement as to new ownership, new application signed and sworn to by present owner of title; then to July 26, 1955, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hempstead avenue, 223rd street and 225th street are in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1955 acting on Alt. Applic. 1266-55, reads:

"1. Proposed use of premises located in a residence use district for extension to approved frozen dairy products, retail store and parking and storage of patrons cars is contrary to Sec. 3 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 455.17 ft. frontage by 92.29 ft. in depth, irregular, presently vacant; that part of the premises within 100 ft. of 223rd street is in a local retail district and the balance

is in a residence use district; that as of July 25, 1916 the entire premises was in a business use district and was changed to its present use designation on January 21, 1947; that the entire premises is in a class D area district and a class 1 height district; that it is proposed to use part of the premises at the southwest corner of Hempstead avenue and 225th street as a garden nursery and sale of plants under Alt. 1140-55 which is a permissible use in a residence zone; that part of the premises at the southeast corner of Hempstead avenue and 223rd street will be used for a refreshment building and the parking of patrons' cars; that this building will have a frontage of 30 ft. and a depth of 30 ft., one story in height, of class 3 construction and will be erected entirely in the local retail district, which is a permissible use in this district; that the proposed parking of patrons' cars in conjunction with said use will be in the local retail district where it is permissible use, and extend into the residence use where it would be contrary to the zoning ordinance; that the center part of the site in the residence zone will be used for a store building, having a frontage of 85 ft. and a depth of 50 ft., and loading and unloading space and the parking of patrons' cars in back of the proposed stores; and

WHEREAS, the applicant contends that the basis of this appeal is to extend the use of parking of patrons' cars in conjunction with the refreshment building, into the residence zone, and the erection of stores, loading and unloading space and the parking of patrons' cars at the center of the plot in the residence zone; that stores and the parking of patrons' cars is a permissible use in the local retail zone and it is only requested that this use be extended into the residence zone; that although Hempstead avenue is zoned for residence at this point, said avenue is a highly trafficked auto lane leading across Queens and as such the property adjoining said avenue does not lend itself to residential development because of the attendant noises and fumes produced by a busy auto lane; that the proposal to use the corner of the site adjoining block 11161 as a garden nursery will act as an ample buffer between the block and the proposed stores; that the proposed loading and unloading space and the parking of patrons' cars on the premises will eliminate any parking or traffic problems that this type of building could produce; that the premises have been owned by the present owner since 1910 and stores could have been erected until 1947, when part of the site was placed in a residence zone; that the adjoining land to the north and south has only recently been developed by dwellings thereby creating the need for the proposed stores; that it would not have been feasible to erect stores up to this time and when the premises was ready for store development, the change in zone has prevented this use; that the owner has carried this property since 1910 with the store use in mind, when the erection would be feasible; that taxes have been paid on the land and it would be a hardship to prevent its use at this time when the land could be developed and thereby receive an equitable return on the investment; that the many dwellings in the area have created a need for this proposal; and

WHEREAS, the applicant further contends that the curb cuts on the corner part of the site at 223rd street and Hempstead avenue are required for efficient and convenient entry and exit of patrons' cars and will not affect the streets any more than the many curb cuts for the use of the private garages on 223rd street; that block 11159, lot 20 directly opposite the site is developed with stores and parking at the rear of the stores, the parking being in a residence zone; that entrance to this parking lot is through a curb cut on 223rd street directly opposite the subject site; that the proposal to have curb cuts in the local retail district is not contrary to section 7A, as this section permits curb cuts for permissible parking; that as the proposed uses are permitted on part of the site and as the proposed extended use will be in complete harmony with the affected area as it has developed, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since April 23, 1910 and that the assessed valuation of land is $29,000; and

WHEREAS, a new owner, C. G. P. Realty Corp., acquired the premises on May 23, 1955, and filed a new application with affidavit of ownership; and

WHEREAS, the applicant withdrew that part of his application relating to stores; and

WHEREAS, the applicant stated that the easterly portion of the plot stated to be approved for a "garden nursery", as a conforming use under act 1140-55, is not and has not been so used; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, to permit an extension of the lawfully existing use into the local retail district for an extension of the parking use and for no other purpose, for a distance of 95 feet, with a total of 195 feet for the plot frontage from 223rd street; that if no fence exists along the southerly lot line there shall be erected a woven wire fence of the chain link type to a height of 5 ft. 6 in., attached to same, as proposed, shall be cedar post fencing not less than 2 in. in diameter which may be horizontally attached with finished side towards the adjoining premises, all as proposed and indicated on plans filed with this application, marked "Received May 18, 1955", as amended by revised plan marked "Received July 22, 1955" 1 sheet; that a similar fence with vertical palings and 2″ by 6″ rails shall be erected on the interior lot line, where shown; that such fences shall have substantial terminating posts; that substantial bumpers shall be maintained against such fence for protection thereof; that the addition to the conforming use herein permitted for parking shall be leveled substantially to the grade of Hempstead avenue and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there may be an additional curb cut to Hempstead avenue where shown, not over 30 ft. in width; that any signs on the premises shall be located solely within the portion in the retail district; that there shall be no signs on the roof of the existing building other than those lawfully approved and now existing; that the fencing around the present lot shall be reinforced as may be necessary so as to straighten it, and suitable terminating posts shall be erected at the openings; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

564-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application April 11, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence and local retail use district, for a term of ten years, the maintenance of existing uses of kiddie park, miniature golf course, baseball batting range and storage shed (previously granted by the Board), archery, train ride, scooter ride, pedestrian ramp and office, and the parking of patrons' motor vehicles, and to add the use of ice skating rink and to increase the area for the parking of patrons' motor vehicles.

PREMISES AFFECTED—229-01 to 230-21 (230-11 official) Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lots 25, 35 and 89; Block 8084, Lots 142 and 125; Block 8085, Lots 3 and 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Robert H. Black.

For Opposition: S. Bodian for Park Dept.

For Administration: Samuel L. Becker, Dep't, of Housing and Buildings.
ACTION OF BOARD—Resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 3, 1955 subject to regular procedure, to consider extension of uses; and

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to July 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 230th street and 231st street are in residence and local retail use, D and G area, class 1 height districts; Northern boulevard is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 17, 1955 acting on amendment to Alt. Applic. 781-52, reads:

"1. The change of the use of the premises from Kiddie Park, Miniature Golf Course, Baseball Batting Range, Storage Shed, Accessory Parking for more than 5 cars (for patrons only, no fee to be charged) *to* Kiddie Park, Miniature Golf Course, Baseball Batting Range, Storage Shed, Accessory Parking for more than five (5) cars (for patrons only, no fee to be charged) & archery. Train Ride, Ice Skating Rink and additional parking space (for patrons only, no fee to be charged) in a Local Retail and Residence Zone is contrary to Art. II Section III and Art. II Section 4c of *Zoning Resolution* and contrary to Board of Standards and Appeals Calendar Numbers 564-52-BZ and 565-52-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 527.84 ft. frontage by 880.63 ft. in depth, irregular, on which is located a kiddie park, miniature golf course, baseball batting range, storage shed and parking of more than five cars for patrons only, no fee to be charged, archery, train ride, a one story building of class 4 construction having a frontage of 50 ft. and a depth of 10 ft., designated as A on the plans and now being used for offices, and a one story building of class 4 construction having a frontage of 96 ft. and a depth of 40 ft. designated as B on the plans and now being used to house a scooter ride and a pedestrian ramp 60 ft. by 50 ft., designated as C on plans; that the use of the premises as kiddie park, miniature golf course, golf driving range, baseball batting range, storage shed and parking of more than five cars for patrons only, no fee to be charged, was established under Alt. Applic. 781-52 and Cal. Nos. 564-52-BZ and 565-52-A; that the three frame buildings now being used for offices, ramp and to house the scooter ride were erected without permits; that the restaurant and arcade building was erected in 1953 under a separate application numbered N.B. 2277-53; that it is proposed to permit, for a temporary period of ten years, the present uses to be maintained, to add the use of ice skating rink and increase the area for parking of patrons' cars; and

WHEREAS, the applicant contends that the successful operation of this vast enterprise has created the need for additional parking facilities; that the addition of the ice skating rink will provide more recreational facilities for the public; that the surrounding area has not developed in any way that would be conducive for the use of this site at this time for anything else other than as proposed; that the extension of the parking area and the additional use of ice skating rink will not adversely affect any one but will do substantial justice and permit beneficial use of this site until such time as it can be developed for its zoned purpose; and

WHEREAS, the applicant states that the present owner has held title to lots 25 and 99 since November 8, 1952; lot 35, August 24, 1951; lot 142, November 8, 1952; lot 127, August 24, 1951; lot 3, October 3, 1951; and lot 1 since November 8, 1952; that the assessed valuation of land is $76,450 and of the building $3,400 making a total of $79,850; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the plan showing the area proposed to be taken for park purposes by the petition of the Borough President and the Department of Parks was on the Board of Estimate Calendar of July 21, 1955, item No. 535, and was referred to the City Planning Commission and to the Budget Director for report; this plan would include the premises in this application, among others.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, under Vol. I, as thereafter amended by resolution adopted through October 26, 1954, by adding thereto:

"that in the event the owner desires to increase the parking area, and to construct an ice-skating rink for use in winter only, located as shown on plans filed with this application marked, "Received, April 11, 1955" (6 sheets) such additional extension of use may be permitted as thereon shown *on condition* that in the event the premises shall be required by the city for park purposes no claim will be made for the construction of the skating rink and such claim for such portion where the skating rink is proposed shall be limited to the value of the land itself as determined by the court; and to permit the installation, under similar conditions, of a train ride as proposed within the present area where permitted for kiddy park *on condition* that in all other respects the building and uses shall comply with all laws, rules and regulations applicable thereto other than as modified this date under Cal. No. 565-52-A"; that all permits shall be obtained and a Certificate of Occupancy obtained within six months from the date of this resolution."

565-52-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.
SUBJECT—Application reopened November 30, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—230-11 Northern boulevard, norts side, from Alley Creek to 231st street, Block 8083, Lot 35; Block 8084, Lot 127; Block 8085, Lot 3, Douglaston, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and Robert H. Black.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated March 17, 1955, on Amendment to Alt. App. 781 of 1952, reads:

"2. Proposed Train Ride, Ice Skating Rink and additional parking space in the bed of a mapped street is subject to Board of Standards and Appeals approval as per Art. 3 Sect. 35 General City Law.

"3. The proposed erection of a frame structure for business use is contrary to 4.1.3. sub (5) a, b, c. of Building Code."

and

WHEREAS, the applicant states the premises consist of a lot 527.84 ft. front by 880.63 ft. in depth located in a local retail and residence use, G and D area, class 1 height district, upon which there exists building A, a one story 8 ft. 6 in. high class 4 construction building 90 ft. front by 10 ft.

irregular in area; Building B, a one story, 14 ft. 4 in. high, class 4 constructed building 100 ft. front by 42 ft. irregular in area, and Building C, a one story, 12 ft. high class 4 constructed building 60 ft. front by 50 ft. in depth, all erected in 1953, and the premises are used and occupied as follows: kiddy park, miniature golf course, baseball batting range, storage shed, parking of more than five patrons' cars, archery and train ride, 500 persons; and proposed to be used and occupied—kiddy park, miniature golf course, baseball batting range, storage shed, parking of more than five patrons' cars, archery, train ride, and ice skating rink, 500 persons; and

WHEREAS, the applicant states that the records of the Department of Housing and Buildings show that the use of the premises as a kiddy park, miniature golf course, golf driving range, baseball batting range, storage shed and parking of more than five cars for patrons was established under Alt. App. 781 of 1952, pursuant to resolutions adopted by the Board under Cal. No. 564-52-BZ, Vol. I and Cal. No. 565-52-A, Vol. I, and the three frame buildings now being used for offices and ramp to house the scooter ride were erected without permits; and

WHEREAS, the applicant states that the purpose of this application is to obtain permission for a temporary period of five years to maintain these three frame buildings; that Building A is now being used for offices, storage and electric meter room; that this building is partly adjoined with a circular train ride covered with a frame portico being 16 ft. wide and having a diameter of 72 ft.; that building B is one story frame construction, having a frontage of 100 ft. and a depth of 42 ft., now being used to house the scooter ride, and Building C, one story frame, 60 ft. by 50 ft. in area is now being used as a pedestrian ramp from the kiddy park to the parking field and forms part of this appeal; and

WHEREAS, the applicant contends that Building A, 90 ft. by 10 ft. irregular of class 4 construction, is only 8 ft. 6 in. high, and will be used for offices, storage and electric meter room in connection with the amusement park; that this building has nine small rooms each room to have its own separate exit direct to the exterior and, therefore, no hazard will exist; that this building is located approximately 140 ft. away from a building or from a lot line and a minimum of 135 ft. from any other building; that this building will not house any inflammable material; that the occupancy will be small and adequate exits are provided; that Building B, 100 ft. by 42 ft., one story in height, of frame construction is in theory an open shed, being open on four sides; that the Building Code permits an open shed 2500 sq. ft. in area, open on one side, and this building is only 4200 sq. ft. but open on four sides, and constitutes a roof over the scooter ride which is composed of small auto scooters activated by electricity; that the floor of the building is of sheet metal plates and the ceiling is metal covered with 20 gauge aluminum directly on the wood rafters; that this building is a minimum of 20 ft. from the nearest lot line to the north and 170 ft. to the nearest structure to the south; that Building C, 60 ft. by 50 ft. of frame construction, is used as a pedestrian ramp leading from the kiddy park to the parking field and is constructed of heavy timbers and is approximately 180 ft. from any lot line; and

WHEREAS, the applicant contends as to Objection 2, issued by the borough superintendent, that part of the premises lies within the bed of 230th street, 231st street, and 43rd avenue, as indicated on the city map; that these streets are not physically opened; that the city does not have title to this land, and no proceedings are pending to acquire title thereto; that the owner will agree to remove or not claim damages for any fences, buildings, or improvements he may install in the bed of the aforementioned mapped streets; that inasmuch as the uses of this site are for a temporary period and will have to be removed at some future date, permission to maintain the existing class 4 construction is requested; that these buildings rest on filled in ground and a masonry building would have to be erected on piles with attendant prohibitive cost for a temporary building; and

WHEREAS, the applicant states that Buildings A, B and C are provided with a one inch iron water line having outlets every 25 ft. each outlet equipped with a hose, that in addition such portable fire extinguishing apparatus will be installed as may be directed by the Fire Commissioner; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 781/52, Objection No. 2 and 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted,* to permit the parking, as permitted by resolution adopted this day under Cal. No. 564-52-A, Vol. II, within the bed of a mapped street *on condition* that no other use of such street shall be made except as authorized by this Board; and as to Objection No. 3 to permit the existing frame structure consisting of a roof protection over the features within the kiddy park as previously permitted and as proposed and as indicated on plans filed with this appeal marked, "Received, April 11, 1955" (5 sheets) and under similar conditions as stated under the resolution adopted under Cal. No. 564-52-BZ, Vol. I and II.

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. F. and G. Realty Corp., owner.

SUBJECT—Application March 3, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and the parking of patrons' cars (no fee to be charged), for a term of fifteen years.

PREMISES AFFECTED—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue; 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Philip Brill.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings and John J. Saunders, B'd. of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 29, 1955 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bruckner boulevard, Ward avenue and Manor avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1955 acting on N.B. Applic. 216-55, reads:

"1. Proposed use of refreshment stand and parking of patrons cars in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 121.39 ft. in depth, irregular, presently vacant except for billboards, for which no records are indicated in the department of housing and buildings; that as of July 25, 1916 that part of the premises within 100 ft. of Bruckner boulevard was in a business use district and received its present use designation on May 26, 1945; that as of July 25, 1916 that part of the premises within 100 ft. of Bruckner boulevard was in a class B area district and received its present area designation on May

26, 1945; that as of July 25, 1916 that part of the premises within 100 ft. of Bruckner boulevard was in a 1½ height district, the balance of the plot was in a 1¼ height district and received its present height designation on November 28, 1938; that it is proposed to erect a refreshment stand, one story in height, of class 3 construction, having a frontage of 47 ft. 6 in. and a depth of 45 ft.; that the open area will be used for the parking of patrons' cars only, no fee to be charged; and

WHEREAS, the applicant contends that the contemplated building will be highly modern in design and will be an asset to the community; that Bruckner boulevard is a heavily trafficked auto lane leading across the Bronx and its attendant noises, fumes and traffic is not conducive to residential use; that the proposal is entirely feasible on this busy auto lane and its provisions to park patrons' cars on the premises will eliminate any traffic problems that could arise; that the premises are covered with rock which would entail costly excavation costs for a multiple dwelling and would not be warranted at this time; that part of the premises known as lot No. 1 has been owned since January 18, 1926 and as the premises had been in a business zone until May 26, 1945, the owner could have developed that part of the site with the proposed use until said zone change; that it is apparent from the large amount of vacant property at this point that Bruckner boulevard frontage is incorrectly zoned for residence use and its rezoning has created a hardship on the owner; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since January 18, 1926 and to lot 5 since January 1, 1955; that the assessed valuation of land is $18,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 216-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of the Bronx.

APPEARANCES—

For Applicant: Saul S. Nevins.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1955, after due notice by publication in the Bulletin; laid over to July 12, 1955, for further inspection and decision; hearing closed; then to July 19, 1955, for inspection and decision; then to July 26, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Rosewood street are in residence and retail use, C area, class 1¼ height districts; White Plains road is in a retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 25, 1954 acting on N.B. Applic. 32-54, reads:

> "1. In a retail and residence use districts the proposed "Gasoline Service Station, Office, Lubritorium, Auto Laundry and Parking for more than 5 cars is contrary to Sections 4A and 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 95.11 ft. frontage by 103.61 ft. in depth, presently vacant; that it is proposed to erect, as part of the gas station, a one story building for an office, salesroom and lubritorium, with a brick facade and slate roof of the type usually used for the construction of finer homes; that the building will be so constructed so as to simulate as closely as possible a fine residence; that the proposed gas station will comply with all requirements of the building code, all applicable local ordinances and any specified requirements of the Board; and

WHEREAS, the applicant contends that there is no record of any improvement having been erected on this property, which is presently vacant, and the present owners have enjoyed no income therefrom since their purchase of the property in July of 1948; that at the time the property was purchased the same was located in a business district and was changed to a retail district on February 7, 1948; that the parcel in question and the surrounding vacant lots in the immediate area have always been used for illegal dumping of refuse and the parking of vehicles; that one block away from the site is another gas station and within a radius of one block of the site are three motor vehicle repair shops, five large advertising billboards, three factories and other buildings which are illegal and in violation of the zoning resolution; that White Plains road on which the property faces is the route of an elevated railway and all residences in the affected area overlook not only the elevated but the unattractive vacant lots, parking lots and factories in the vicinity; that the general nature of the neighborhood is such as to make it impossible for the owners to obtain any income from the reasonable use of the property unless same is developed for the proposed use; that the relief requested would not affect the public health, safety or general welfare in view of the present condition of the surrounding neighborhood and its potential development; and

WHEREAS, the applicant states that the present owner has held title to the property since July 30, 1948 and that the assessed valuation of land is $14,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the plot to be occupied as proposed as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received February 24, 1954", 5 sheets, *on condition* that all buildings and uses on the plot shall be removed and the plot leveled substantially to the grade of White Plains road; that the premises shall be constructed and arranged as indicated on such plans except that the proposed accessory building shall not be nearer than 10 feet to the interior lot line to the west; that the accessory building shall have no cellar, be faced with face brick and in all other respects comply with the requirements of the Building Code; that all windows shown in the rear shall be of steel sash and remain fixed; that pumps shall be of an approved low type, erected not nearer than 15 feet to the street building line; that such pumps may be three pairs and shall be erected only along

the White Plains road side and not along Rosewood street; that gasoline storage tanks shall be restricted to ten 550 gallon approved tanks; that curb cuts shall be restricted to two not over 30 ft. in width each to White Plains road, located where shown, with no cut nearer than 5 ft. to the lot line as prolongated and one curb cut to Rosewood street, within the first 25 feet from White Plains road; that sidewalks and curbing abutting the premises shall be constructed or restored to the satisfaction of the borough president; that along the westerly lot line there shall be erected a masonry wall not less than 5 ft. 6 in. in height, except that such wall may be masonry for 2 ft. and with steel picket fence above to a total height of 5 ft. 6 in. with suitable terminating posts at the building line; that along the northerly lot line a similar wall shall be erected, which may be reduced to a height of not less than 4 ft. 6 in. within 10 feet of the building line; that any retaining walls required to level the plot shall be on this plot and shall be erected and maintained at this owner's expense; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line at the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not over 4 feet; that under section 7h for a similar term there may be parking of cars awaiting service, so located as not to interfere with the servicing of the station; that under section 7i there may be minor repairing with hand tools only for adjustment maintained solely within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cut.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 3, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompany the zoning resolution show that the site and Parkinson avenue are in a retail use, D area, class 1 height district; Hylan boulevard is in retail and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1954 acting on Alt. Applic. 527-53 and superseded by Alt. Applic. 527-53 dated July 15, 1954, reads:

"1. Certificates of Occupancy #3222 issued 3/6/42 for above premises Block 3214 Lot 18 indicate use for gasoline station and car greasing. Therefore following uses are an extension of a prohibited use—auto repairs, parking and storage of motor vehicles and three additional curb cuts of 35 ft. contrary to Article II Sect. 4a & Section 4(a) Subdiv. 15, 29 and 46 of Zoning Resolution for a Retail District.

2. Above numbered C. of 0. refers to lot #18 exclusively. Inclusion of lot #24 and #27 is also an extension of a prohibited use."

and

WHEREAS, the applicant states that the premises consist of a plot, 240 ft. frontage by 113.58 ft. in depth, irregular; that the easterly portion of the premises having a frontage of 100 ft. on Hylan boulevard and 113.58 ft. on Parkinson avenue known as lot No. 18 is now being used as a gas station consisting of six 550 gallon gasoline tanks and four dispensing pumps; that the site is also developed with a one story frame building having a frontage of 20 ft. 6 in. and a depth of 16 ft. 5 in. and also a one story concrete block building having a frontage of 21 ft. 5 in. and a depth of 29 ft. 1 in.; that there is also one open greasing lift and one open greasing pit; that permit N.B. 2395-1924 was issued for a gasoline service station having the above metes and bounds and the 21 ft. 5 in. by 29 ft. 1 in. concrete block building; that permit N.B. 2047-1927 was issued for the present 20 ft. 6 in. by 16 ft. 5 in. frame building with a legal use as store for auto accessories; that certificate of occupancy No. 3222 was issued for a gasoline station and car greasing; that the gas station is being operated within its legal metes and bounds; that the 20 ft. 6 in. by 16 ft. 5 in. frame building is being used as a storage for auto accessories and the 21 ft. 5 in. by 29 ft. 1 in. concrete block building is being used for car washing, minor auto repairs and storage of auto accessories; that it is proposed to continue the use of said gasoline station and extend it a distance of 140 ft. westerly along Hylan boulevard so that the gas station will have a total frontage of 240 ft. along Hylan boulevard; that it is also proposed to maintain the open greasing lift and pit and the present store for auto accessories; that it is further proposed to maintain the present car washing, minor auto repairs and storage of auto accessories in the concrete block building; that the westerly part of the site will be reserved for the parking and storage of motor vehicles; that it is further proposed to relocate the gasoline pumps to 10 ft. back of the building line, thereby producing a greater degree of safety for pedestrian travel; that the extended area will mostly be used for the proposed parking and storage of motor vehicles which is a permissible use in the retail zone; and

WHEREAS, the applicant contends that inasmuch as the gasoline service station has been in continuous use since its inception in 1924 it is a required service to the community and the extension of the station will render a more efficient service to the area; that Hylan boulevard is a main auto artery leading across Richmond and as such the proposal is entirely within keeping at this point; that within the affected area there are non-conforming uses as follows: block 3220, lots 28 and 25 contain a gasoline station and auto repairs; and

WHEREAS, the applicant states that the present owner has held title to the property since September 20, 1927 for lot 18; August 11, 1952 for lot 24 and since September 10, 1952 for lot 27; that the assessed valuation of land is $8,600 and of the buildings $2,800 making a total of $11,400; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant stated that while there is a permit outstanding for use of the westerly portion of the premises for parking operated in conjunction with the gasoline station on the easterly portion, the extension of the gasoline station

area is desired so as not to be required to construct a separating fence; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the lawfully existing gasoline service station as proposed and as indicated on plans filed with this application marked, "Received, April 9, 1954" (5 sheets) and to permit the arrangement as indicated on such plans consisting of the existing buildings heretofore erected and the existing pumps as heretofore erected with one pair of pumps moved westerly, where shown, and with the useable portion of the premises where not proposed to be used to include additional lots 24 and 27 for parking as thereon as shown, which is now permitted to be so occupied; that until such time as the depressed portion of the premises are levelled there need be no fence on the rear lot line; that along the portion of the premises now proposed to be occupied a fence shall be constructed and maintained for the protection of cars on the westerly portion of the premises where proposed with substantial bumpers, not only for the protection of the fence but also for the protection of the cars; that additional curb cuts as proposed and shown may be constructed; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

698-54-BZ

APPLICANT—Imre Chairman, for Salvatore S. Fazio, owner, Dallo Auto Painting, lessee.

SUBJECT—Application September 9, 1954 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district, for a term of ten years, the change of use of premises to motor vehicle repair shop.

PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of the Bronx.

APPEARANCES—

For Applicant: Peter S. Gluck.

For Opposition: Lawrence Buonomu.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Boston road are in a business use, D area, class 1 height district; Paulding avenue is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 26, 1954 acting on Alt. Applic. 660-54, and superseded by Alt. Applic. 660-54 dated April 19, 1955, reads:

> "1. In a business district the proposed motor vehicle repair shop is contrary to Section 4(29) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. and 32.83 ft. frontage by 106.4 ft. in depth, irregular, on which is located a building 25 ft. front by 50 ft. in depth, one story, 13 ft. in height, of class 3 construction, presently used as an auto paint shop, battery charging and five-car, non-storage garage, for which certificate of occupancy No. 100-32 has been filed; and

WHEREAS, the applicant contends that the building was actually used successively as auto paint shop, garage, auto repair shop, auto radio installation shop, etc., from 1935 through several years; that the present occupant has been in this place since August 1951, operating it at first as an auto paint shop; that some time in 1952, occupant switched his main activity to general motor vehicle repair; that he changed the character of his business in good faith, assuming that auto painting being a part of auto repair, no objection could be raised against such shift of business; that operation of the place under the permitted use, auto painting as the main line, is certainly a more obnoxious activity and may be more harmful to the neighborhood because of the steady emanation of odors and lacquer fumes, than a motor vehicle repair shop; that the main line of the proposed repair shop is body and fender work, this type of work being more in demand on a highway like Boston road; that painting incidental to repair work will only be done; that several other automotive business establishments are also operated in the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since June 5, 1930; that the assessed valuation of land is $3,200 and of the building $4,000 making a total of $7,200; that the building was erected in 1932; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted for a temporary term; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i for a term of five years to permit the premises to be continued as a motor vehicle repair and painting shop substantially as proposed and as indicated on plans filed with this application, marked, "Received, May 27, 1955" (4 sheets) *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that signs shall comply with the requirements therefor; that any existing signs that do not comply shall be removed; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months from the date of this resolution.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner, (Harry Klein, lessee).

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting for a term of fifteen years, in a residence use district, the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one-car garages, one family dwelling and private garage and stores and one family dwelling, to gasoline service station, motor vehicle repair shop, including body and fender work, welding and paint spraying, lubritorium, auto wash (non-automatic), storage and sale of auto accessories and office and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant requested by letter an amendment of the resolution adopted on April 26, 1955 and now subject to court review without a stay, to permit the temporary continuance of a frame residence building on the premises occupied by a statutory tenant who refuses to vacate and to authorize the issuance of a temporary certificate of occupancy so that the station may be operated.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955, by adding thereto:

"in the event the owner finds that the building indicated on plans as Building No. 3, a frame residence building, occupied by a statutory tenant cannot be acquired for demolition as required and in the event that the balance of the work is completed except for the planting which is required in the location where the present residence building occurs, there may be a temporary Certificate of Occupancy issued to permit the operation of the station other than the frame residence building for a term of not over one year from the date of this amended resolution, or earlier in the event the owner is successful in inducing the occupant to remove." (Alt. 3989-54)

953-54-BZ

APPLICANT—Kenneth W. Milnes, for Joseph A. Usellis, owner (F. D. Koehler Company, Inc., lessee).

SUBJECT—Application filed December 14, 1954 pursuant to section 7(a) of the zoning resolution, to permit in a business-1 use district, the reconstruction of an existing gasoline service station building and the conduct of car washing, lubritorium and minor motor vehicle repairs and adjustments.

PREMISES—337 Van Duzer street, northeast corner of Prospect street, Block 512, Lot 44 Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: Gloria Gersten.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on Tuesday, July 19, 1955, by the Board of Standards and Appeals, after due notice by publication in the Bulletin of the Board; laid over to July 26, 1955, for decision; hearing closed; and

WHEREAS, the district map accompanying the zoning resolution show that the site is in a business-1 use district, that Van Duzer street is in a business use and business-1 use district, that Prospect street is in a business-1 and business use district, and that Beech street is in a business-1 use district; and

WHEREAS, the decision of the borough superintendent, dated July 13, 1955, on N.B. App. 598 of 1954, reads:

"1. Proposed reconstruction of service station building in existing gasoline service station located in a Bus.-1 use district and the conducting of car washing, lubritorium and minor motor vehicle repairs and adjustments is contrary to Art. II, Sect. 4a (46) of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a lot 87.6 ft. front by 100 ft. in depth, located in a business-1 use, C area, Class 1½ height district, upon which there exists a one story building, 20 ft. in height, 16 ft. by approximately 35 ft., irregular, in depth, three gasoline dispensing pumps, two 550 gallon buried gasoline storage tanks and a outside car lift; it is proposed to demolish the existing building and to erect thereon a new structure one story in height, 45 ft. front by 28 ft. in depth, and to use and occupy the premises as a gasoline service station, car wash, lubritorium and minor motor vehicle repairs; and

WHEREAS, the applicant states that this application is for the purpose of rehabilitating and modernizing an existing gasoline service station erected in 1933, when the district was unrestricted; and

WHEREAS, the applicant contends that the station in question is primarily a neighborhood station, not being on one of the main thoroughfares, but has never had any provision for the proper maintenance of customers' cars or any of the other services normally rendered in a service station of this type; that the present owner has had title to the property since October 11, 1945 and has negotiated a long term lease with the distributor of Tydol products on Staten Island; that the lessee, who will construct the station, feels that a modern appearing building will be more of an asset to the neighborhood and that he will be able to render improved service and attention to car owners; that his car washing, greasing and minor repairs being done within the service station building, rather than in the open as at present, it will present an improved condition; and

WHEREAS, the applicant states that the premises were in an unrestricted use district in 1916 to 1937 and from 1937 until the present date in a business-1 use district; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board, which noted that except for such protection as may be necessary for the adjoining owner, there is no substantial difference between what is proposed and what now exists except the construction of a new accessory building replacing the present building which in the opinion of the Board would be an improvement; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7a, to permit the reconstruction of the lawfully existing gasoline station, substantially as proposed and as indicated on plans filed with this application marked "Received December 14, 1954", 4 sheets, *on condition* that the existing accessory building shall be removed and a new accessory building constructed substantially as proposed; that such accessory building shall have no cellar, shall be faced with face brick and in all other respects shall comply with the requirements of the Building Code; that the doors to the toilet rooms shall be arranged so as not to be contiguous; that the existing chain fence on the lot line to the east may be continued except it shall be remounted on a masonry base not less than 12 in. in height and if any retaining wall is necessary, such wall extending above grade shall be erected by this owner on his own property at his expense; that a similar wall shall be erected on the lot line to the north where walls of adjoining building on lot 50 do not occur; that any means necessary shall be taken to prevent flowing of water or gasoline to the adjoining premises; that the existing curb cuts may be continued and additional curb cuts as proposed to Van Duzer street as shown on such plans may be constructed of the width shown; that the existing gasoline pumps may be continued and if replaced shall be of a low approved type and erected not nearer than 15 feet to Van Duzer street; that the sidewalks and curbing abutting the premises shall be restored

to the satisfaction of the borough president; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the proposed accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard within the intersection of Van Duzer street and Prospect street for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under section 7i there may be motor vehicle repairing with hand tools only for minor adjustments maintained solely within the accessory building; and that all permits, including a certificate of occupany, shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

975-54-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 28, 1954 (decision of the borough superintendent), under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue; 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of the Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, at the request of an objector, applicant consenting; then to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bronxwood avenue are in residence and business use, D area, class 1 height districts; Boston road is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1954 acting on N.B. Applic. 1367-54, reads:

> "1. On the premises which is located partly in business and partly in residence district the proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, office and parking and storage of motor vehicles is contrary to Sect. 3 and Section 4(29) (46) and (52) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 122 ft. in depth, irregular, presently vacant, except for a small former frame sales office and sign which served the used car sales lot that formerly existed on these premises; that the curb cut that served this used car sales lot likewise exists on Allerton avenue; that it is proposed to erect a modern gasoline service station and accessory building with an underground gasoline storage system, dispensing pumps, curb cuts for driveways, together with all other customary incidentals as shown on plans submitted with this application; and

WHEREAS, the applicant contends that the station has been designed to be in harmony with and for safeguarding the character of the dwellings that exist on the side streets, particularly Matthews and Bronxwood avenues; that the accessory building will be of a colonial brick type with a peaked roof; that brick fence walls will be erected on the interior lot lines, including the full building line on Bronxwood avenue; that there will be no curb cut on Bronxwood avenue; that concrete curbings and planting beds will be provided alongside the building lines of the other streets except at the driveways; and

WHEREAS, the applicant further contends that no part of the residential use area of the premises will be used for the gas station or its accessories; that this area will be landscaped and maintained as an open area to form a buffer between the station proper and the adjoining residential properties; that both Boston road and Allerton avenue are heavily trafficked streets and consequently a proposed gas station is a desirable development for this site; that while the site is zoned for business use, it is not desirable or adaptable for such use as there exists adequate shopping facilities in the immediate vicinity; that a commercial building would not be economically warranted on this site; that there are non-conforming uses existing on Boston road and Allerton avenue as follows: gas station on lot 62 in block 4514, directly opposite the site on Allerton avenue; gas station on lot 71 in block 4440, directly opposite the site on Boston road; that the general character of the other properties on Allerton avenue and Boston road are such that they can in no way be affected by the proposed gas station; that on the contrary the design of the station will enhance the neighborhood; that the proposed arrangement of fences, curb cuts and landscaping will more than adequately protect adjacent residences on Matthews and Bronxwood avenues and therefore this development is superior to conforming uses that could be erected on this site; and

WHEREAS, the applicant states that the present owner has held title to the property since November 29, 1948 and that the assessed valuation of land is $47,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7f and 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station as proposed and as indicated on plans filed with this application marked, "Received, December 28, 1954", (3 sheets) *on condition* that all uses on the plot shall be removed and the premises shall be levelled substantially to the grade of Boston Post road and Matthews avenue and Allerton avenue; that there shall be erected on the interior lot line to the south a masonry wall, as proposed, not less than five feet six inches in height; that a similar wall shall be continued to the building line of Bronxwood avenue, and along the line of Matthews avenue for a distance of approximately fifty feet; that such wall may be reduced in height within the first ten feet to a height of not less than four feet six inches; that in the portion of the residential district, and at the rear of the accessory building, where shown, there shall be maintained planting and landscaping of suitable type with proper planting material and protected with a concrete curbing not less than six inches in height and six inches in width; that the accessory building shall be of the design as proposed, faced with face brick and with no cellar beneath and in all other respects complying with the requirements of the Building Code; that

the doors to the toilet rooms shall be so arranged as not to be contiguous; that the number of gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that the pumps shall be located where indicated facing Boston road and Allerton avenue only, all of a low approved type, erected not nearer than fifteen feet to a street building line; that the balance of the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to one curb cut to Boston Post road, where shown, not over thirty feet in width, and one curb cut to Allerton avenue of similar width, located where shown, and one curb cut to Matthews avenue of similar width, where shown; that there shall be erected at the intersections of Allerton avenue and Boston Post road and Matthews avenue and Boston Post road a block of concrete extending for a distance of not less than five feet along either building line and not less than twelve inches in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line at the intersection of Boston Post road and Allerton avenue of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that sidewalks and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President; that under Section 7i there may be for a similar term minor repairing with hand tools only for adjustment maintained solely within the accessory building; that under Section 7h, for a similar term, there may be parking of motor vehicles, where shown to the west; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained, including a Certificate of Occupancy, and all work completed, within the requirements of Section 22A of the Zoning Resolution.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.

SUBJECT—Application January 27, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in the local retail portion of plot located in a residence and local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of the Bronx.

APPEARANCES—

For Applicant: John L. Flynn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; laid over to July 12, 1955, at the request of an objector; no further requests for adjournments; then to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bouck avenue are in residence and local retail use, D area, class ½ height districts; Gunhill road is in a local retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 4, 1955 acting on N.B. Applic. 1036-54, reads:

"1. Proposed use of gasoline service station, auto washing, lubritorium, office and accessory sales located entirely within the local retail portion of a plot which is partly in a local retail use district and partly in a residence use district is contrary to Art. II Sect. 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 259.96 ft. frontage by 147.60 ft. in depth, irregular, presently vacant; that it is proposed to develop the site with a parkway type of gasoline service station; that the proposed building will have a face brick facade and a peaked roof and pumps will be installed only along the Gunhill road frontage of the property; that only one curb cut is proposed on Bouck avenue to be located near the intersection of Gunhill road and will comply with section 7A of the zoning resolution; that the balance of the frontage along Bouck avenue will be fenced with an ornamental iron fence on a face brick base; that planting and shrubbery, protected by a concrete curb, will be provided all along this fence as well as behind the building and along the interior lot line; and

WHEREAS, the applicant contends that Gunhill road is a heavily travelled traffic artery and a gas station is an appropriate use to serve this traffic as well as to serve the demands of the surrounding neighborhood; that an almost identical application, covering a plot on the northerly side of Gunhill road and diagonally opposite to the property in question, was granted by the Board on December 12, 1954 under Cal. No. 351-54-BZ, but not yet constructed; that the subject lot is unsightly at present and has been used for the dumping of refuse without the owner's permission; that there is no sidewalk or curb along Bouck avenue in front of the site; that if this application is granted sidewalks and curbing will be provided, to the benefit of the neighborhood; that the block front to the east of the site is now developed for parking and for the storage of building materials; that there is no demand for additional stores in this area; that the owner purchased this property hoping to develop it with stores and has had it on the market for this purpose for a number of years, without success; that a large housing project was constructed south of Gunhill road a few years ago and two store buildings were built on the south side of Gunhill road to serve this project; that these stores, which were very slow in renting, now serve all needs of this area; that even if stores were economically feasible, the irregular shape of the lot together with the area coverage restrictions in a D area district, would make the construction of a store building impractical; and

WHEREAS, the applicant states that the use zoning of the portion of the plot within 100 ft. of Gunhill road was changed from business to local retail on August 26, 1954 and on the same date the height zoning was changed from 1 to ½ and the area zoning was changed from C to D; that it is felt that the colonial type of building proposed will harmonize with the neighborhood and that the proposed development will be in keeping with the demands of the heavy traffic on Gunhill road; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1952 and that the assessed valuation of land is $12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, January 27, 1955" (4 sheets) *on condi-*

tion that the accessory building shall be of the design as proposed, without cellar beneath and in all other respects complying with the requirements of the Building Code and faced with face brick on all sides, as shown; that pumps shall be of a low approved type, erected not nearer than fifteen feet to the street building line; that along the street building line of Bouck avenue there shall be erected a masonry fence not less than two feet in height with steel pickets to a total height of not less than five feet six inches; that such fence shall extend for a distance of approximately sixty feet, as shown; that a similar fence shall be erected on the interior lot line of Gunhill road for a distance of approximately thirty feet, and which may be continued with a woven wire fence of the chain link type for a balance of the interior lot line to meet the fence hereinbefore required on Bouck avenue; that planting shall be maintained against such fences, where shown, of suitable planting material and protected with a concrete curbing not less than six inches in height and six inches in width; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises shall be paved with concrete or asphaltic pavement; that the sidewalks and curbing abutting the premises shall be constructed or restored to the satisfaction of the Borough President; that curb cuts shall be restricted to three curb cuts to Gunhill road, each thirty feet in width located substantially where shown, and one curb cut to Bouck Avenue, where shown within the first twenty-five feet from the intersection; that no portion of any curb cut shall be nearer than five feet to a lot line as prolongated; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of Bouck avenue and Gunhill road of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of Gunhill road for a distance of not over four feet; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

53-55-BZ

APPLICANT—M. Martin Elkind, for Lincoln Associates, owner.

SUBJECT—Application January 28, 1955 (decision of the borough superintendent), under sections 7h and 7A of the zoning resolution, to permit in the residence use district portion of the plot, the parking and storage of patrons' and employees' motor vehicles, no fee to be charged, with an entrance (curb cut) more than the permitted distance from the intersection, and to permit the use of narrow strip of site fronting on Cherry avenue, partly in residence and partly in local retail use district as a driveway providing access from Cherry avenue.

PREMISES AFFECTED—44-15 Kissena boulevard, east side, 102.8 ft. south of Cherry avenue and 40-10 Cherry avenue, Block 5192, Lot 27, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: Frank Dercoco and Samuel Grad.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to July 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cherry avenue and Kissena boulevard, are in residence and local retail use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 10, 1955 acting on Alt. Applic. 2953-54, reads:

> "1. Use of premises located in a residence and local retail use district as retail stores and parking for employees and patrons is contrary to Art. II, Sec. 3, of the Zoning Resolution.
>
> 2. Business entrance on intersecting residence district within 75'-0 of residence use district is contrary to Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. and 142 ft. frontage by 229.83 ft. in depth, irregular, on which is located a one story store building occupying the full 142 ft. in width and extending from the front building line to a depth of 90 ft.; that it is proposed to prepare the vacant portions of the property for parking use by levelling the entire property and installing an approved surface consisting of cinders mixed with a suitable binder, packed and well rolled and an approved type of fencing will be installed along all property lines except at the southern lot line which is already protected with a foundation wall on the adjoining property 4 ft. high surmounted by a woven wire fence; that in addition heavy timber bumpers will be placed at all locations where the movements of the cars may possibly cause damage to any fencing or bordering walls; and

WHEREAS, the applicant requests that the Board grant permission for the use of the vacant portion of the property as a parking area for patrons and employees of the retail store existing on the premises, for which no fees are to be charged; that the Board is also requested to grant approval for the use of the narrow strip of property fronting on Cherry avenue as a driveway providing access from Cherry avenue to the parking area; that this latter strip of land is now partly in residence and partly in local retail; and

WHEREAS, the applicant contends that the parking approval is sought to provide off-street parking for patrons and employees of the retail store on the premises; that Kissena boulevard, on which the property fronts, has become an increasingly busy thoroughfare leading from the main business section of Flushing to the direction of Jamaica and to recently developed large scale dwelling projects; that traffic on this street is heavy at all times; that on the same block as the subject premises there has recently been completed several large six story apartment buildings and on the adjoining property to the south a store building has just been completed containing 16 stores with no off-street parking provisions; that the result of this recent construction activity is a situation of great parking congestion along Kissena boulevard in the affected area; that the proposed parking facility will help to some extent to relieve this condition by making it unnecessary for the employees and patrons of the store on the subject premises to use the streets for parking; that the usual depth of 100 ft. for business along a business street is much too shallow to permit store buildings of average size to provide parking area within the nonresidential zone; that in most cases there is no land available in the construction of a retail store for parking purposes and in such cases the surrounding streets, residential as well as business, serve as parking areas, a condition which is certainly detrimental to nearby residential property; that the abutting residential property will not be adversely affected by the proposed use; that to the north and east the residential buildings are separated from the subject premises by their yard spaces and in most cases there is a private garage along their respective rear lot lines which act as a buffer; that along the south lot line there is a six story apartment house, the yard and court level of which is about 4 ft. higher than the level of subject premises with a concrete wall and fence running along the common boundary; that permission is requested for the installation of a curb and driveway to the property from Cherry avenue, although

technically in violation of section 7-A; that this means represents the only possible access to the parking area and furthermore is in keeping with the intent and spirit of section 7-A which contains a provision to exempt access for parking from the prohibited business entrances along side residential streets; and

WHEREAS, the applicant states that the present owner has held title to the property since May 1, 1933; that the assessed valuation of land is $38,000 and of the building $44,000 making a total of $82,000; that the building was erected in 1933; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, the hearing having been closed on July 19, 1955, no further argument permitted; and

WHEREAS, the Board found that this was an appropriate case in which to exericse discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the applictaion of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h to permit the plot, as proposed and as indicated on plans filed with this application marked, "Received, January 28, 1955" (2 sheets) and "June 2, 1955" (one sheet) to be occupied for parking of automobiles of patrons and employees of the retail store on the abutting premises facing on Kissena boulevard and entrance driveway from Cherry avenue *on condition* that all buildings and uses on the premises shall be removed; that there shall be erected on the lot lines throughout a woven wire fence of the chain link type not less than five feet six inches in height except where the garage buildings and other buildings on the lot line and retaining wall and fence on the southerly lot line occur, and to provide a landscaped area not less than five feet in width where there are open spaces abutting on the lot lines; that such planting shall also be continued along the southerly line adjacent to the existing apartment house; that such planting areas shall be planted with suitable shrubbery material and shall be protected with bumpers and concrete curbing; that the plot except for such planting areas shall be levelled substantially to the grade of Cherry avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that under Section 7A there may be an entrance and a curb cut to Cherry avenue not exceeding 18 ft. in width; that signs shall be restricted to a sign attached to the fence near the driveway to such parking lot at Cherry avenue advertising the use of the premises for patrons and employees only, without charge, and such other information as may be required by the Commissioner of Licenses; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be a gate to Cherry avenue which shall be kept closed when the stores for which the parking lot is necessary are closed for business; that when such stores are not in operation there shall be no cars parked on the premises; that all permits shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Applicaton February 1, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service staton, lubritorium, auto washing (non-automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of the Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Harry Lesser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; and

WHEREAS, the distrct maps accompanying the zoning resolution show that the site and Baychester avenue are in a local retail use, D area, class 1 height district; Edenwald avenue is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 4, 1955 acting on N.B. Applic. 1541-54, reads:

> "1. In a local retail district the proposed "gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office and sales of auto accessories, storage and parking of cars waiting to be serviced" is contrary to Section 4-c of Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 75 ft. in depth, presently vacant; that as of July 25, 1916 the subject premises was zoned as a residence district and on January 20, 1947 it was rezoned to a business use district and on October 18, 1949 the present use designation became effective; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect and maintain for a term of 15 years a parkway type gasoline service station, lubritorium, minor repairs with hand tools only, auto washing (non-automatic), office, storage and sales of automobile accessories, and parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that there is no economic demand for the development of the subject premises with a conforming local retail use as the property is located in an outlying undeveloped area and the local retail needs of the neighborhood are limited and supplied adequately by shopping facilities presently established along and near White Plains road; that there is no economic demand for residential use as the property is situated in a local retail use district and on a heavily travelled major thoroughfare; that there is an economic demand for the development of the subject premises with a gas station as the property is situated on a heavily trafficked thoroughfare and a reasonable return is obtainable on the substantial investment which will be made to develop the property as proposed; that a grant of this application will not adversely affect anyone as the property opposite and adjacent to the subject premises, on both Baychester and Edenwald avenues is entirely vacant; that the adjoining residences at the rear will be protected by the erection of a 5 ft. 6 in. brick and picket fence wall along the rear lot line and the unpierced rear wall of the proposed building; that it is also proposed to erect a 5 ft. 6 in. high brick and picket fence wall along the entire southerly lot line and along the Edenwald avenue frontage extending a distance of 50 ft. from the westerly lot line, so that in the event the adjoining properties are subsequently developed they too will be protected by the fence wall and landscaping arrangement; that the proposed accessory building of the gas station set back 55 ft. from the Edenwald avenue building line and 45 ft. from the Baychester avenue building line would create a safer traffic condition than if a conforming use, such as stores, were erected flush to the Edenwald and Baychester avenues building lines, creating a blind intersection and endangering public safety thereby; that a limitation of a grant of this application to a term of 15 years will also serve to protect the surrounding area; that in the event of a substantial change in the character of the neighborhood during this period, the gas station use may be terminated at the expiration of the term of this grant; that the colonial design of the proposed building is similar to that which the

Board has approved in similar cases, where it was desired to construct an attractive building that would be in harmony with the neighborhood; that a grant of this application will have no adverse effect upon real estate values, nor will fire insurance rates of nearby properties be affected thereby; that a grant of this application will produce added real estate tax revenue to the City by reason of the substantially increased assessed valuation of the property which will occur when the premises are developed as proposed; that in view of the foregoing, it is requested that the application be granted subject to such conditions and limitations as the Board may deem appropriate; and

WHEREAS, the applicant states that the present owner has held title to lot 49 since December 17, 1954; lot 50, August 2, 1954; lot 53, December 4, 1953; lot 54, December 28, 1953; that the assessed valuation of land is $5,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and careful consideration was given to the objections, and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the applicant amended his application to include permission to repair motor vehicles by minor adjustments with hand tools only; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received February 1, 1955", 1 sheet and "March 11, 1955", 2 sheets, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets and arranged and constructed as indicated on such plans; that the building may be two stories in height for a portion, as shown, shall be faced with face brick and have no cellar, and in all other respects shall comply with the requirements of the Building Code; that along the interior lot line to the south there shall be erected a masonry wall not less than 2 feet in height with steel pickets above to a total height of not less than 5 ft. 6 in., with suitable terminating posts at the building line, where such fence may be reduced to a height of 4 ft. 6 in. for a distance of ten feet from such building line; that a similar fence shall be erected along the rear lot line where wall of accessory building does not occur; that such fence shall be of masonry without pickets; that a similar picket fence shall be erected along Edenwald avenue, where shown, for a distance of approximately 45 feet; that in front of such fences there shall be planted areas maintained for a width of at least 3 feet, protected by a 6 in. by 6 in. concrete curbing; that gasoline pumps shall be of a low approved type, erected not nearer than 15 feet to Baychester avenue; that the number of gasoline storage tanks shall not exceed ten 550 gallon aproved tanks; that curb cuts shall be restricted to three to Baychester avenue, not over 30 feet wide each, with no portion of any curb cut nearer than 5 feet to any street line as prolongated; that there may be a curb cut to Edenwald avenue 20 feet in width, located where shown; that there shall be erected at the intersection of Baychester and Edenwald avenues a block of concrete not less than 12 in. in height, extending for a distance of 5 feet along each building line; that the balance of the premises where not occupied by pumps, accessory building or planting shall be paved with concrete; that the sidewalks and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the borough president; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of one post standard at the intersection for supporting a sign, which may be illuminated and which may extend over the building line for a distance of not over 4 feet; that under section 7h there may be parking of cars awaiting service for a similar term, provided such cars are so parked as not to interfere with the servicing of the station; and that under section 7e there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.
SUBJECT—Application March 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.
APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 9, 1955, on N.B. App. 1541/54, reads:

"2. The proposed two story Class three gasoline service station is contrary to Section 4.2.1 of the Building Code."

and

WHEREAS, the applicant states the premises consist of a lot 150 feet front by 75 feet in depth, in a local retail use, D area, Class 1 height district, on which it is proposed to erect a two story, 13 and 20 ft. high, Class 3 constructed building, 60 feet front by 30 and 31 feet, irregular in depth at 1st floor, 20 feet front by 31 ft. in depth at 2nd floor, for use and occupancy as a gasoline service station, lubritorium, auto washing, office and sales of accessories and storage room on the 1st floor and for the storage of auto accessories on the 2nd floor; that the building will be provided with one 2 ft. 6 in. wide interior iron, unenclosed stairs leading from 2nd to 1st floor; and

WHEREAS, the applicant states the purpose of the proposed 2-story building is to conform to a restrictive covenent requiring buildings to be at least two stories in height; and

WHEREAS, the applicant contends the second floor will be small in area and the occupancy limited to storage of auto accessories; that in view of the limited size and occupancy of the proposed 2nd floor a modification of the decision of the borough superintendent would result in substantial justice; and

WHEREAS, the premises were inspected in connection with Cal. No. 59-55-BZ.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 1541/54, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to the proposed second story of the accessory building, as shown on plans filed with Cal. No. 59-55-BZ, *on condition* that such building shall comply in all other respects with the requirements of the Building Code and that the requirements of the resolution adopted this day under Cal. No. 59-55-BZ shall be complied with.

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Garage Corp. and Ginsboro Garage Corp., owners.
SUBJECT—Application January 28, 1955 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business

use, B area district, the change in use of cellar of 142 East 41st street, lot 44, from storage, to storage garage and also to provide openings in wall of building to east on lot 41 and also to use the roof of building at 144-148 East 41st street, lot 41, for parking of cars; and to permit the extension of garage use into proposed newly excavated cellar and newly constructed fireproof roof at 145-147 East 40th street, lots 29 and 30 (building to be reduced to one story); and to permit the extension in rear of building using more than the area permitted.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman.

For Opposition: John P. Fox and Frances Cymberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on October 10, 1916 under Cal. No. 37-16-BZ, the Board granted an application re the use of a building contemplated to be erected upon premises in part as garage; 144-148 East 41st street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bullctin; laid over to July 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, B area, class 1½ height districts; East 40th street is in residence, retail and business use, B area, class 1¼ height districts; East 41st street and 3rd avenue are in a business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 30, 1954 acting on Alt. Applic.. 2047-54, reads:

142 E. 41 St.

"3. Proposal to change the use of the cellar of bldg. (located in a Business Use District) from storage to storage garage and also to provide openings in the fire wall to the bldg. to the east constitutes an extension of a non-conforming use and is contrary to Art. II Sect. 6(a) of the Zon. Resol.

144-148 E. 41 St.

7. Proposal to use the roof of bldg. (located in a Business Use District) for parking of cars constitutes an extension of a non-conforming use and is contrary to Art. 11 Sect. 6(a) of the Zon. Resol.

145-147 E. 40 St.

9. Proposal to extend the garage use into a newly excavated cellar and newly constructed fireproof roof (bldg. located in a Residence Use District) constitutes extension of a non-conforming use and is contrary to Art. II Sect. 6(a) of the Zon. Resol.

10. The proposed new extension in the rear of bldg. cannot occupy more than 65% of the area of the lot at curb level—(bldg. is located in a Residence Use District). Art. IV Sect. 12 of Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. and 100 ft. frontage by 198 ft. 4¾ in. in depth, irregular, on which are located four buildings, two fronting on East 40th street and two on East 41st street, one 3 stories and one 4 stories in height of class 3 construction (3 stories) used as garages for more than five motor vehicles; that 144-148 East 41st street is a storage garage; that it is proposed to extend the present garage use as follows: building 144-148 East 41st street—on the roof; building 142 East 41st street—into the cellar and through fire door openings in to 144-148 East 41st street; building 145-147 East 40th street—into the cellar and on the roof over the 1st story, and to allow the 147 portion to extend 8 in. to the lot line; that all buildings have established garage use and 147 East 40th street, in addition, has repair use; that the public will not be permitted on any floor except the 1st floor and only pleasure cars will be parked; that buildings 145-147 East 40th street are old, non-fireproof, two and three stories high, each with dwelling use over the garage use; that it is proposed to demolish the upper floors, to combine both into a one story, fireproof building with a colonial facade, retaining the garage use on the 1st story, with additional cellar and roof parking; that only the 1st floor will be accessible to East 40th street, the garage entrance as at present will be at the 1st floor; that the repair use will be discontinued; that one curb cut instead of two at present will be provided and one garage entrance instead of two at present will be provided; that no more cars than presently received will cross the curb on East 40th street; that cellar and roof entrance will be through the buildings on East 41st street and cars therefore will be received with less hazard and with considerable less difficulty than presently permitted by two curb cuts and two narrow garage entrances; that the reconstructed building will be improved in appearance, one story fireproof, in contrast to two old non-fireproof garages, difficult to operate, with a total of four families over; that a useful and necessary facility will be retained; that roof parking will be used only in peak hours; that the extension at the rear of 147 East 40th street concerns 8 in., the depth of the present yard; that 145 is now in the rear lot line; that the excessive area involved is 35% of 8 in. in depth by 25 ft. in width, or a total excessive area of 5⅝ sq. ft.; and

WHEREAS, the applicant contends that in building 142 East 41st street, the extension of the garage use into the cellar, and the fire door protected openings into 144-148 will provide convenience in operation and should have no effect on neighboring properties because of the established garage use in both buildings; that the openings in the walls will be protected with 3-hour automatic self-closing fire doors; that in building No. 144-148 East 41st street, roof parking is proposed on a new fireproof concrete roof slab; that this roof parking will be used only in peak hours and the general extension of the parking facilities will provide needed relief in this area; that a new use is not proposed; that to provide additional garage facilities within existing garage buildings appears to be a practical and desirable method, designed to serve all interests without impairing real estate values and with little or no effect on the neighborhood; that these proposals appear to be a logical means of putting existing garage buildings to more beneficial use; and

WHEREAS, the applicant states that the present owner has held title to lots 29 and 30 since April 2, 1954 and to lots 41 and 44 since January 5, 1951; that the assessed valuation of land is $310,000 and of the building $36,000 making a total of $346,000; that the building at 145 East 40th street was erected prior to 1899; 147 East 40th street prior to 1898; 142 East 41st street in 1900 and 144-148 East 41st street prior to 1900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the applicant revise his application to eliminate parking on the roof of the new building proposed to be erected on the 40th street side, limiting the storage use to the street floor and cellar of new building to be constructed on the 41st street side, lots 29 and 30 replacing the present buildings, and to permit roof parking on the 3-story building on the 41st street side; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnccessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that

the application be and it hereby is granted under Section 7c, to permit the extension of the existing garages, as proposed and as indicated on plans marked "Received January 28, 1955," 15 sheets, and "June 3, 1955," 1 sheet, and under section 21 to permit the extension in area for the connection and reconstruction of buildings as shown on such plans and to permit the extension of parking on the roof of the three story building facing on East 41st street, provided that the parapets are extended in height to not less than 5 feet feet above the roof and properly reinforced with steel; that the roof shall be surfaced with concrete; that this does not include the roof parking on the building proposed to be reconstructed facing on 40th street; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto and shall not be further increased in height or area, other than as modified this day by resolution adopted under Cal. 71-55-A; that such portable fire-fighting equipment shall be maintained as the fire commissioner shall direct; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

71-55-A

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsboro Garage Corp., owners.

SUBJECT—Application January 28, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44. Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated January 4, 1955, on Alt. App. 2047 of 1954, reads as follows:

Objection 4, relating to 142 East 44th street:

"4. The stway from upper floors is required to have a continuous enclosure with F.P.S.C. doors and with a bulkhead on the roof and to lead directly to the street. 6.4.1.11. B. C."

Objections 5, 6, and 8, relating to 144 to 148 East 41st Street:

"5. The max. size of opening in fire wall for other than trucks is 80 sq. ft. 10.8.1. B. C."

"6. Proposal to use the roof of non-fireproof bldg. for parking of cars is contrary to 4.2.1. B.C. which requires that entire bldg. be fireproof Construction."

"8. Provide two enclosed stways with F.P.S.C. doors from all floors including the roof and leading directly to the street. 6.4.1.11. B.C." and Objection 11, relating to 145-147 East 40th Street,—

"11. Provide two means of egress from all floors including cellar and roof as req'd by Sect. 6.1.2.2.2. and 6.1.2.2.3. B.C 2".

and

WHEREAS, the applicant states that the premises consist of a lot fronting 100 ft on East 41 st. and 50 ft. on E. 40th street, and a depth of 198 ft. 4¾ in. located in business and residence use, B area, class 1½ height districts, on which there exists several buildings two, three and four stories, 24 ft. 1 in., 31 ft. 7 in., 35 ft. 5 in. and 47 ft. 10 in. in height, of Class 3 construction, erected as follows: 142 East 41st street—in 1900; 144 to 148 East 41st Street—prior to 1900; 145-147 East 41st street, prior to 1900; 144-148 East 41st street—prior to 1900; 145 to 147 East 40th street prior to 1899; and

WHEREAS, the applicant states that the existing use of these premises is as follows: 145 East 40th street, prior to 1919; 147 East 40th street, prior to 1914; 142 East 41st street—prior to 1920; 144 East 41st street, prior to 1917; and

WHEREAS, the applicant states the existing use and occupancy is as follows: cellar—142 East 41st street and 145 East 40th street—storage, no persons; 1st floor—garage, throughout with motor vehicle repairs in No. 147 East 40th street; 2nd floor—garage in 142 to 148 East 41st street and dwelling in 145 to 147 East 40th street; 6 persons—3rd floor: garage in 142 to 148 East 41st street and dwelling in 145 East 40th street, 4 persons; 4th floor: garage in 142 East 41st street, no persons; and it is now proposed to use and occupy the buildings as follows: cellar—parking and storage of motor vehicles, except in 144 to 148 East 41st street; 1st floor—parking and storage of motor vehicles; 2nd floor—parking and storage in 142 to 148 East 41st street; 3rd floor—parking and storage in 142 to 148 East 41st street; 4th floor—parking and storage in 142 East 41st street; and

WHEREAS, the applicant states that the parking and storage referred to consists of parking and storage of more than five motor vehicles of the pleasure car type; and

WHEREAS, the applicant has filed with this appeal a copy of temporary Certificate of Occupancy No. 12655 issued June 20, 1927, to premises 144-148 East 41st street to supersede temporary Certificate of Occupaney No. 11760; and

WHEREAS, the building is described as a non-fireproof business building, 3 stories in height, located in a business use district, and permitted to be used and occupied on the first, second and third stories as a garage for more than five autos; and

WHEREAS, the applicant has filed with this appeal a copy of Certificate of Occupancy No. 1691, issued February 16, 1920, upon completion of work under Alt. App. 2831 of 1919, describing the building at 145 East 40th street, located on Lot 29 as a non-fireproof 3 story building and permitting the following use and occupancy—1st floor on ground, 3 persons, garage; 2nd floor and floor above—existing, no change; and

WHEREAS, the applicant states that the buildings are provided with 3 interior stairs, 3 ft. 10 in., 3 ft. 0 in., 2 ft. 10 in. and 2 ft. 8 in. in width, all stairs extend to roof by bulkhead except the stairs in 142 East 41st street; and all stairs extend direct to street except in 142 East 41st street; stairs are of steel construction except in 142 East 41st street, where they are of wood construction; stairs are masonry enclosed, in 145 to 147 East 40th street and 144 to 148 East 41st street and fire retarded enclosed in 142 East 41st street, all stair doors are fireproof self-closing; in addition there are two fire escapes, one on the front of 142 East 41st street, and one on the rear of 144 to 148 East 41st street, the fire escape on the rear of 144 to 148 East 41st street extends to roof by stair; the fire escape on the front of 142 East 41st street extends to street by ladder; egress from fire escape at the rear is over the fireproof roof of 145-147 East 40th street to stair to street; window and door openings on the course of the fire escape on 144 to 148 East 41st street are fireproof self-closing; and

WHEREAS, the applicant states that a variance is requested as to 142 East 41st street to retain the present exits; that a variance is requested as to 144 to 148 East 41st street to permit the construction of a fireproof concrete roof slab over the present three story non-fireproof garage to provide for roof parking, to permit the present exit to be retained with the proposed improvement, to permit a 120 sq. ft. and 24 sq. ft. opening, both fire protected, into the proposed fireproof garage at the rear; and

WHEREAS, the applicant states that a variance is requested as to 145 to 147 East 40th street to permit the exits as shown on plans filed with this appeal; and

WHEREAS, the applicant states that the public will not be permitted on any floor above the first floor; and

WHEREAS, the applicant contends that 142 East 41st street

has an established garage use except in the cellar; that the openings on the upper floors to 144 to 148 East 41st street, protected with 3 hour automatic self-closing doors, and the construction of a new elevator are the only changes proposed on the upper floors; that all floors are protected with 3 in. concrete; all ceilings are protected with ½ in. plasterboard and 26 gauge metal; all stairs are enclosed in fire retarded partitions; that all floors have access to the fire escape; that in the cellar now proposed for garage use a three ft. steel stair, block enclosed will be installed leading direct to street, in addition a stationary iron ladder now exits to the street; that 144 to 148 East 41st street has Certificate of Occupancy for garage use; that no changes are proposed on the second and third floor except the fireproof self closing doors and openings into 142; that the roof parking is proposed on new concrete roof slab; that the proposed openings on the first floor to 145 to 147 East 40th street will be protected with 3 hour opening protective assemblies; that the present 3 ft. 10 in. steel stair, brick enclosed will be extended to the roof; that a fire escape is proposed at the rear from the roof and from the third floor leading to the fireproof roof over 145 to 147 East 40th street from which a stair leads to the street; that the second floor will also have an exit on the 40th street roof, on the first floor horizontal exit will lead into the 40th street building; there will be no human occupancy except on the first floor; that No. 145 to 147 East 40th street will be of fireproof construction from which the dwelling occupancy over the present first floor will be removed; that there will be no human occupancy except on the first floor; that on the first floor, in addition to the street exits and the garage door horizontal exit will be provided at the rear; that in the cellar of 145 to 147 East 40th Street, in addition to the stair to street, a stationary iron ladder will be provided; that on the roof a door to the building at the rear will be installed in addition to the stair to the street and a fixed iron ladder will provide access to the fire escape on the building at the rear.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2047/54, Objections 4, 5, 6, 8 and 11, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the means of egress and openings in fire walls shall be maintained as proposed and as indicated on plans filed with Cal. No. 70-55-BZ, marked "Received January 28, 1955", 15 sheets, and in accordance with the resolution adopted by the Board this day under Cal. 70-55-BZ; that such stairways proposed and existing shall be enclosed as shown on plans; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and that such fire fighting appliances shall be maintained as the Fire Commissioner shall require.

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to July 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Rosewood street are in retail and residence use, C area, class 1¼ height districts; White Plains road is in a retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1955 acting on amendment to Alt. Applic. 11-55, reads:

"1. There are no records of a motor vehicle repair shop and garage in the rear yard.

2. The proposed motor vehicle repair shop and garage in a Residence and Retail use district is contrary to Sect. 3 and 4-A of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.36 ft. frontage by 103.61 ft. in depth, on which are located a three story dwelling at front of lot and a one story building 22 ft. 9 in. and 22 ft. 1 in. front by 40 ft. in depth, irregular, one story, 13 ft. 5 in. in height, of class 4 construction, used as a motor vehicle repair shop and 2-car garage; that this site was located in a business district from July 25, 1916 until September 10, 1951 on which day it was changed to a retail district; that there has been no change to area or height districts; that it is proposed to permit the building at rear of site to be used as a two-car garage and motor vehicle repair shop; and

WHEREAS, the applicant further states that the building in question is located in rear yard 3 ft. off rear lot line, 22 ft. 9 in. by 40 ft. in size, one story; that objection No. 1 states that there is no record of motor vehicle repair shop and garage; that in answer to that objection, it is submitted that the Belcher Hyde maps in possession of the department, dated 1927, distinctly shows these buildings, and while it was stated that the maps are not a record, they do prove that the buildings did exist as early as 1927; that he amended the department application accordingly; that filed with this application are two photostats, one of a curb cut dated August 11, 1922 showing that there must have been a reason for entrance of motor vehicles to a garage, and the other is of a bill for motor vehicle repairs made at the premises which bears the date of August 20, 1938; that all of this took place prior to the date of purchase by the present owner, who took title on March 20, 1940; that it is true that the certificate of occupancy filed with this application does not account for the motor vehicle repair shop nor the 2-car garage, but it was the policy of the department after the adoption of the new Charter in 1938 to issue a certificate of occupancy for the main building on the site, as the smaller buildings were just considered accessory buildings and not important enough to mention on the certificate; that this rule continued to about 1945 after which all buildings would be noted on the certificate; that the repair shop had been operated by a tenant who did only motor, transmission and axle work and minor repairs; that no body or fender work was done and no painting; that the building was vacated on January 1, 1955; that the building is too small to accommodate more than one car, or at most two, if a roller is used to edge it in and therefore the request is to use it just as formerly, that is, motor, transmission, axle and ignition work—no body or fender work and no painting; that this application is made for a term of five years and the Board is granted latitude under section 7e to permit such occupancy if in their judgment it would not be objectionable to surrounding property owners; and

WHEREAS, the applicant states that the present owner has held title to the property since March 20, 1940; that the assessed valuation of land is $7,000 and of the building $5,500 making a total of $12,500; that date of erection of the building is unknown; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make* a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the continuance of the minor repairing within the rear buildings on the premises, as proposed and shown on plans marked "Received February 8, 1955", 3 sheets, *on condition* that plans shall be filed with the borough superintendent for such rear buildings and shall be made to comply with the requirements therefor; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that the curb cut to White Plains road now existing shall be subject to a permit therefor and shall not be increased in width beyond the size shown; and that in all other respects, other than as modified by the Board by resolution adopted this day under Cal. 89-55-A, the building and uses shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

89-55-A

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application February 8, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 1, 1955, on Amendment to Alt. App. 11 of 55 reads:

"3. The proposed motor vehicle repair shop and garage in a frame building is contrary to Sect. 4.2.1."

WHEREAS, the applicant states the building is one story 13 ft. 5 in. in height, 22 ft. 9 in. by 40 ft. in area, of class 4 construction, located on a lot 50.36 ft. front by 103.61 ft. in depth in a retail use, C area, class 1¼ height district, used and occupied as a motor vehicle repair shop, now vacant, and proposed to be used and occupied as a motor vehicle repair shop, two persons; and

WHEREAS, the applicant contends as to Objection 1, issued by the borough superintendent, that Section C26-4.0 reads, "this title and the rules of the Board made in pursuance thereof are hereby declared to be remedial and shall be liberally construed to secure the beneficial purpose thereof"; and

WHEREAS, the applicant states that in accordance with Section C26-4.0 of the Administrative Code he can rely on the Board for remedy to use a frame building for a non-hazardous use that has apparently been so used since 1922, when a curb cut was issued, photostat of which has been filed with application for zoning variance under Cal. No. 88-55-BZ; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 11/55, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the plans for the building as required by resolution adopted this day under Cal. 88-55-BZ shall be filed with the borough superintendent; that the buildings may be continued as far as the frame construction is concerned, provided same complies with the rules of the Board for frame garages; that in all other respects the requirements of the Building Code shall be complied with; that the terms of the resolution adopted by the Board under Cal. 88-55-BZ shall be observed.

147-55-BZ

APPLICANT—O'Connell and McInerney, for Florence Green, owner.

SUBJECT—Application February 23, 1955 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3500 East Tremont avenue, northwest corner of Barclay avenue, Block 5531, Lots 35 and 37, Borough of the Bronx.

APPEARANCES—

For Applicant: James S. McInerney and Robert Greco.

For Opposition: Stanley Steingut.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to July 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East Tremont avenue are in the retail use, D area, class 1 height district; Barclay avenue is in residence and retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 24, 1955 acting on N.B. Applic. 1369-54, reads:

"1. Proposed use of gasoline station, car wash, lubritorium and sales of accessories and minor repairs in a retail use district is contrary to Art. II, Sect. 4A, of the Z.R."

and

WHEREAS, the applicant states that the premises consists of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a class 3 structure 45 ft. by 28.67 ft., one story, 13.67 ft. in height, to be used as an accessory building for proposed gasoline service station; and

WHEREAS, the applicant contends that the nature and extent of the growth of the immediate area in which the subject plot is situated warrants the use of an additional gas station; that the area to the east of East Tremont avenue, as far east as Hollywood avenue, was built up prior to 1940 and more than 95% of the land is occupied by one and two family houses; that the area to the west of East Tremont avenue, bounded by Randall avenue, Bruckner boulevard, East Tremont avenue and Brinsmade avenue, that is, within a four block radius of the proposed site, has developed since 1950; that in this particular area 250 one and two family houses have been built since 1950 or are now being built; that transient traffic on East Tremont avenue has increased substantially since 1950; that this avenue is the main artery serving the entire Throggs Neck community, and since 1950 the community has developed rapidly; that many new one and two family houses have been built and in addition, a new city housing development has been completed in the vicinity of Dewey and Swinton avenues; that all these new homes have contributed heavily to the increase of traffic on East Tremont avenue, which forms a gateway to the entire community; that in contrast, there have been no new gas stations opened in the immediate area of the proposed site since prior to 1940; that at the present

time, there are 4 stations on Tremont avenue from East 177th street to Appleton road, a distance of 20 city blocks; that on Bruckner boulevard there is only one station to the west of East Tremont avenue, located at the corner of Swinton avenue; that there are no gas stations on Bruckner boulevard east of Tremont avenue; that thus in the entire area from East 177th street to Westchester square and from the Hutchinson River parkway to Middletown road there are only five existing gas stations, all of which existed prior to 1940; that modern centralization of shopping facilities have adversely affected the development of business property along East Tremont avenue; that the natural shopping center for the entire area is Westchester square where the subway is located and which is the terminus of six bus lines; that despite the increase in the number of new homes in the vicinity of the proposed gas station, there is no demand for stores along East Tremont avenue and this is borne out by the fact that no new stores have been erected on this avenue between East 177th street and Westchester square since before 1940; that the owner of the site, which she acquired in 1933, has made many attempts to sell or develop the stores with no success; that should the variance be granted, the erection of a gas station will have no adverse effect on the neighborhood as the residential area to the rear of the station has already been developed as a police station and car repair shops by the police department; that a gas station at this site will be of service to the community without materially affecting the existing stations and will not materially affect the appearance of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since March 2, 1933 and that the assessed valuation of land of $21,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1369/54, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and C. A. Buckley, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, under Cal. No. 141-29-BZ the Board denied under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station; and

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Soundview avenue are in a restricted retail use, D area, class ½ height district; Lawrence avenue is in residence and restricted use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1955 acting on N.B. Applic. 1491-54, reads:

> "1. In a Res. retail district the proposed "Gas service station, lubritorium, office, sale of accessories, car washing, parking and storage of more than 5 motor vehicles and minor repairs" is contrary to Sec. 4-B of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 105 ft. frontage by 60 ft. in depth, triangular in shape, presently vacant; that it is entirely situated in a restricted retail use, class ½ height and D area district and was last rezoned on September 23, 1954 when it was changed from class 1 to class ½ height district; that on April 26, 1945 the use district regulations were changed from business to restricted retail and the area from C to D; that there is no change in zone presently pending in the City Planning Commission; that it is proposed to erect an accessory building, 40 ft. front by 24.8 ft. in depth, one story, 15.2 ft. in height of class 3 construction, to be used with proposed gasoline service station; and

WHEREAS, the applicant contends that the premises in question are unique in character, triangular in shape, narrowing to almost a point at its northernmost side and because of this peculiar shape, it is not readily suitable for other purposes than as herein proposed; that the proposed gas station will be of great service to this particular neighborhood, which has been recently improved with a low cost housing project, which is about four blocks to the south of the site; that there is also in the immediate vicinity, several blocks to the west, another low rent housing development and the occupants of this latter project will also be served by the proposed service station; that Soundview avenue is a fairly busy thoroughfare with considerable vehicular traffic traversing it; that it has been improved with a number of commercial uses, including several gas stations; that there is also a good deal of vacant property in this locality; and

WHEREAS, the applicant states that the present owner has held title to the property since December 1, 1954 and that the assessed valuation of land is $7,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the plot to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received March 2, 1955", 4 sheets, *on condition* that the plot shall be leveled substantially to the grade of Soundview avenue and be constructed and arranged as indicated on such plans; that the accessory building shall have no cellar and shall be faced with face brick, and shall be arranged as shown on such plans and in all other respects shall comply with the requirements of the Building Code; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line; that curb cuts shall be restricted to two on Soundview avenue, each 30 ft. in width and one to St. Lawrence avenue, of similar width; that the number of gasoline storage tanks shall be restricted to eight 550 gallon approved tanks; that there shall be erected near the intersection of St. Lawrence and Soundview avenues an area planted with suitable planting, properly protected by a concrete curbing; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, reading northerly and to the illuminated globes of the pumps, excluding all temporary signs and roof signs but permitting the erec-

tion within the intersection of a post standard for supporing a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of Soundview avenue for a distance of not over 4 feet; that under section 7h for a similar term there may be parking of cars of the pleasure car type on the unbuilt upon portion of the plot; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the borough president; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: S. Bodian, City Construction Co-ordinator.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for further consideration by the Board and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 54th street and 5th avenue are in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 8, 1955 acting on amendment to N.B. Applic. 93-54, reads:

"1. Proposal to omit loading berth is contrary to Sec. 19A Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. 10 in. frontage by 100 ft. 5 in. in depth, on which are located buildings being demolished; that it is proposed to erect a fireproof office building having a frontage of 120 ft. 10 in. on East 54th street and a depth at grade floor of 100 ft. 5 in., after demolishing all existing structures on the premises; that the building will be 10 stories in height, of class 1 construction, to be used throughout as an office building; that there will be no manufacturing, no warehousing and no occupancy that would require the loading or unloading of any merchandise; and

WHEREAS, the applicant contends that these premises are located just east of Fifth avenue and the block is zoned for restricted retail; that therefore by the very nature of the use zoning restrictions, the occupancy of the building is limited, in addition to the fact that the building is to be used for office purposes only, except stores on street floor; that this is an especially selective neighborhood where the same restrictions that might apply in the garment center or west side section where heavy trucking and traffic prevails, should not apply; that with allowances for utility essentials, taken up by elevators, stairs, mechanical equipment, columns, walls and the setbacks on various floors, the gross usable area is greatly reduced; that as the premises are to be limited to highly selective tenants of office classification and as there will be no necessity for constant loading or unloading of any merchandise, it is requested that a variation be granted for the omission of a loading berth in this structure; and

WHEREAS, the applicant states that the present owner has held title to the property since December 4, 1950 and that the assessed valuation of land is $710,000; and

WHEREAS, the applicant states that the gross floor area of the building is 200,111 square feet and actual net rentable area is 149,000 square feet; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, to permit the omission of the required loading berth, *on condition* that any loading or unloading in or out of the building shall be done entirely after business hours; that the building shall be occupied with stores on the ground floor and offices only above, as indicated on plans filed with this application marked "Received March 11, 1955", 5 sheets; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

215-55-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application March 15, 1955 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs, storage and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1770 Gun Hill road, southeast corner of Wickham avenue, Block 4498, Lot 15, Borough of the Bronx.

APPEARANCES—

For Applicant: Melvin E. Kessler and Hugh Quinn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Wickham avenue are in residence and business use, D and E-1 area, class 1 and class 1½ height districts; Gun Hill road is in a business use, D and E-1 area, class 1 and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1955 acting on N.B. Applic. 135-55 and superseded by N.B. 138-55 dated May 13, 1955, which reads:

"1. Proposed use of gas and oil selling station, salesroom, lubritorium, car washing, storage, minor repairs with hand tools only, and parking and storage of motor vehicles on premises partly in a business use district

and partly in a residence use district is contrary to Art. II, Sect. 3 and 4, of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 186 ft. in depth, irregular, presently vacant; that it is proposed to erect a gasoline service station, lubritorium, car washing, motor vehicle repairs and office; that it is also proposed to permit the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that because of the very nature of the property, the owners have been filling and levelling the property to hide a deplorable condition; that Gun Hill road, the only street presently cut through for traffic around the site, is gradually becoming a most important traffic artery from the West Bronx connecting to the Hutchison parkway to Long Island or Connecticut; that the owners are meeting all carrying charges, taxes, etc., and the land should obviously be put to a proper usage, commensurate with the value of the property; that it is therefore requested that permission be granted to erect a first quality service station, which will be expertly managed, at this location to insure a useful community function in serving gasoline and appurtenant service in an area practically devoid of such facility; that the proposed building, one story in height and with face brick on all sides, would in no way adversely affect an area devoid of structure; and

WHEREAS, the applicant states that the present owner has held title to the property since September 15, 1954 and that the assessment of land has not yet been apportioned; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, March 15, 1955" (4 sheets) *on condition* that the premises shall be levelled substantially to the grade of Gun Hill road; that all uses may be existing thereon shall be removed; that the premises shall be arranged and constructed as indicated on such plans; that the accessory building shall comply with the requirements of the Building Code; that there shall be no cellar beneath the accessory building; that the accessory building shall be faced with face brick; that the doors to toilet rooms shall be so arranged as not to be contiguous; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line; that curb cuts shall be restricted to three curb cuts to Gunhill road, each not over thirty feet in width, located substantially where shown; that no portion of any curb cut shall be nearer than five feet to a side lot line as prolongated at right angles; that the sidewalks and curbing shall be constructed or repaired on Gunhill road and any other street that is open on which the plot faces, as may be required by the Borough President; that the gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the premises, where shown, shall be paved with concrete or asphaltic pavement; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that along the interior lot lines there shall be a woven wire fence of the chain link type not less than five feet six inches in height with no openings therein; that such fence shall be erected along the easterly lot line with a masonry curb not less than six inches in height; that such curb shall return to the accessory building, where shown; that a similar curb shall be maintained, where shown, on the westerly side; that there shall be maintained a woven wire fence of the chain link type along the building line of Wickham avenue from such curbing to Gunhill road with suitable terminating posts; that such signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of a one post standard within the building line, where shown, for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend over the building line of Gunhill road for a distance of not more than four feet; that parking may be permitted under Section 7h for a similar term on such spaces where shown; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i for a similar term there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building shall be obtained and a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

223-55-BZ

APPLICANT—Henry Nordheim, for Antonio Scalone, owner.

SUBJECT—Application March 24, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing non-storage garage.

PREMISES AFFECTED—974 Sacket avenue, south side, 381,17 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Charles Garbarini.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; applicant to submit statement to the Board as to proposed tenant and business; then to July 26, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1½ height district; Sacket avenue is in residence, business and unrestricted use, C area, class 1½ height districts; Bronxdale avenue is in residence and unrestricted use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1955 acting on N.B. Applic. 331-55, reads:

"1. In a residence use district the proposed non storage garage is contrary to Sect. 3 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 41.36 ft. in depth, irregular, on which is located a structure 54 ft. front, 41.36 ft. in depth, one story, 15 ft. in height, of class 3 construction, used as a non-storage garage; that it is proposed to permit the existing structure to remain and continue the use of non-storage garage for proposed storage of trucks of prospective purcaser; and

WHEREAS, the applicant contends that in 1924 he made a plan of a stone walled garage 25 ft. by 34 ft., for five cars for the then owner, Elizabeth Guiri, which was disapproved as in violation of the zoning restrictions; that he accordingly advised the owner that plan was disapproved but that the matter could be taken before the Board for request for a variance; that to this he recived no reply; that unknown to him, the present owner purchased the property on September 9, 1953 which he now wants to sell but finds that he cannot deliver title without a certificate of occupancy; that also unknown was the fact that a garage had been built until the present owner requested that an application be made for a variance due to the fact that a purchaser wishes to occupy it for storing trucks; that this garage was built

in 1924 and measures 54 ft. front by 41.36 ft. deep; that it has been in existence for 30 years but department files do not show any record of a violation against the premises; that the building is in very good condition with painted front wall, and the three entrances have overhead doors that enhance the appearance of the building; that the building backs up against the right-of-way of the New Haven railroad and in general the building is on a par comparable with other in the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since September 9, 1953; that the assessed valuation of land is $1,500 and of the building $500 making a total of $2,000; that the building was erected in 1924 without a permit; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e to permit the use of the building as a garage for trucks *on condition* that plans shall be filed with the borough superintendent and examined and approved for the construction of the building as a garage; that trucks to be stored may be engaged in the removal of rubbish, but not for the removal of any garbage containing food stuff, or ordorous material; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained, including a Certificate of Occupancy, within six months from the date of this resolution.

229-55-BZ

APPLICANT—Joseph Schafran, for Jamkay Realty Corp. and Fred Kronish, owners.

SUBJECT—Application March 16, 1955 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of motor vehicles and the erection of an attendant's shelter.

PREMISES AFFECTED—137-61 Queens boulevard and east side of Main street from Manton street to Queens boulevard and west of 84th drive, 60.77 ft. south of Manton street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles Goldman.

For Opposition: Irving Sontag.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to July 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a restricted retail use, D area, class 1 height district; Queens boulevard and Main street are in residence and restricted retail use, D area, class 1 height districts; 84th drive is in residence, restricted retail and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1955 acting on Alt. Aplic. 2926-54, reads:

> "1. The erection of a building for an attendants shelter, and the use of vacant land within a Restricted Retail Use District for a parking lot for more than 5 cars is contrary to Art. 2 Sec. 4B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 228.85 ft., 210.23 ft., 40.78 ft. and 71.17 ft. frontage by 319.48 ft. in depth, irregular, presently vacant; that it is proposed to use the vacant plot for the parking and storage of more than five motor vehicles; that it is also proposed to erect a woven wire fence, 4 ft. in height, with openings on Queens boulevard, Manton street and 84th drive, not more than one on each street; that it is further proposed to erect a masonry building 10 ft. by 10 ft., one story in height, for an attendant; and

WHEREAS, the applicant contends that there is an urgent need for parking in this area as all adjacent streets in which parking is permitted are congested with parked cars; that there are no public garages in the vicinity and only one legal parking lot available to transients or tenants of the adjoining apartment houses and the tenants and customers of the store properties and businesses in the adjoining plots; that additional stores and offices are now being erected on the plot directly across 84th drive from the site and across Queens boulevard to the south; that there is an entrance to the Independent subway system directly opposite the site on Main street and with the completion of Main street extension and the existing junction of Van Wyck expressway and Queens boulevard, this area is rapidly becoming a jumping-off place where motorists leave their cars either parked in the streets or illegally parked on vacant land; that changes in zoning of the plot in question are as follows: Use—business and residence in 1916; change in street lines revised business and residence boundaries on January 17, 1929; changed to restricted retail February 24, 1953; area—C and D in 1916; change in street lines revised C and D boundaries on January 17, 1929; changed to D area June 30 1947; height —1¼ and 1 in 1916; changed to class 1 on June 30, 1947; and

WHEREAS, the applicant states that the present owners have held title to the property since March 31, 1953 and that the assessed valuation of land is $98,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an apropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the plot to be occupied for the parking and storage of motor vehicles of the pleasure car type, substantially as proposed and indicated on plans filed with this application, marked "Received March 16, 1955", 3 sheets, *on condition* that the plot shall be leveled substantially to the grade of Queens boulevard, 84th drive, Manton street and the service road of Main street, and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all exterior and interior lot lines, a woven wire fence of the chain link type erected on a masonry base to a total height of 5 ft. 6 in. with no openings therein except one to Queens boulevard, where shown, with curb cut opposite not over 20 ft. in width and one existing curb cut to 84th drive not over 15 ft. in width and one to Manton street, where shown, not over 20 ft. in width; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except there may be a building not over 100 sq. ft. in area and one story in height erected near the entrance to Queens boulevard for the use of the attendant as office and shelter; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a sign attached to each entrance on the fence, not extending beyond the building line, not exceeding 15 sq. ft. each and not illuminated, advertising only the parking use, the rates charged and such other information as the Commissioner of Licenses may require; that proper aisles shall be maintained at all times for easy entrance and egress; that the sidewalks around the premises shall be reconstructed or repaired to the satisfaction of the borough president; and that all permits required, including a

certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

289-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., and Frank and Antoinette Della Corte, owners.

SUBJECT—Application April 11, 1955 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a residence use, E area district, the relocation of existing gasoline service station (to be demolished), to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, without the required side yard for accessory building.

PREMISES AFFECTED—110-48 to 110-56 (110-50 official) Horace Harding boulevard and 110-52 to 110-58 Colonial avenue, southeast corner, Block 2162, Lot 180, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to July 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Colonial avenue are in a residence use, D and E area, class 1 height district; Horace Harding boulevard is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1955 acting on N.B. Applic. 4536-54, reads:

> "1. Proposed use of Gasoline Service Station, lubritorium, minor auto repairs, car washing, store, utility room, Parking and Storage of motor vehicles in a plot located within a residence use district is contrary to Art. II, Sec. 3, of the zoning resolution.
>
> 2. Premises is located in E area district side yard or court required as per Art. IV, Sect. 15, of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75.97 ft. frontage by 60.79 ft. in depth; that the use district maps accompanying the building zone resolution show that the premises are in a class 1 height district, a residence use district and a class E area district; that as of July 25, 1916 the premises were in an unrestricted use district and a class C area district; that on July 1, 1932 that part of the premises within 100 ft. of the old line of Horace Harding boulevard was changed to a business use district and a class D area district and the balance of the plot was changed to residence use district and class E area district; that on February 5, 1940 that part of the site within 100 ft. of the old line of Horace Harding boulevard was changed to a retail use district and the balance of the plot remained in a residence use district; that the present use designation was established on April 21, 1955; that the northerly part of the premises are now developed with a gas station, as a lawful non-confroming use, consisting of six 550 gallon gasoline tanks, four dispensing pumps and a one story accessory building of class 3 construction, having a frontage of 44 ft., a depth of 28 ft. and now being used for lubritorium, store and utility room; that it is proposed to relocate the existing gasoline service station, due to the taking of a large part of the present premises for the widening of Horace Harding expressway; and

WHEREAS, the applicant further states that the gas station was established under Alt. 2232 of 1931 on a plot having a frontage of 100 ft. on Horace Harding expressway and 100 ft. on Colonial avenue and certificate of occupancy No. 1968 was issued May 9, 1931 for use as a gas station; that it was later altered under Alt. 6940-37 and certificate of occupancy No. 4012 was issued December 31, 1937 for use as gas station and lubritorium; that the southerly part of the premises are now developed with a two story dwelling of class 4 construction having a frontage of 24 ft. and a depth of 52 ft. and a one-story, 2-car garage having a frontage of 24 ft. and a depth of 28 ft.; that records do not disclose any permits or certificate of occupancy for the dwelling and garage; and

WHEREAS, the applicant contends that Horace Harding expressway at this point will be widened 105.03 ft. and proceedings are now pending by the City to acquire title to said land; that the site will then be reduced to 75.97 ft. on Horace Harding expressway, 60.79 ft. on Colonial avenue, 79.58 ft. on the southerly lot line and 94.89 ft. on the easterly lot line; that it is proposed to remove the present legal gas station from that part of the property to be acquired by the City for the widening of Horace Harding expressway and also remove the dwelling and garage and relocate and rebuild the gas station on the new building line of Horace Harding expressway consisting of ten 550 gallon approved type gasoline tanks and four dispensing pumps; that the new contemplated accessory building will be one story in height, of class 3 construction, with a frontage of 51 ft. and an irregular depth of 19 ft. 6 in. and contain the conjunctive uses of car wash, lubritorium, minor auto repairs, utility room and store; that a portion of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant further contends that although the major part of the present legal gas station is being acquired by the City, a small triangular portion 0.73 ft. by 0.50 ft. by 0.33 ft. still remains and as proceedings are now pending to acquire additional land for the widening of Horace Harding expressway at this point, the rebuilding and relocation of the existing gas station from the old building line to the new building line of Horace Harding expressway will not affect adjoining property; that Horace Harding expressway is a main auto route leading through Queens and as such the gas station will be entirely in keeping at this point; that the existing gas station has been in continuous operation since 1931 thereby proving its usefulness to the area, and with the large scale housing development immediately adjoining it, becomes a more vitally required service to the community than ever before; that the small portion of the site remaining in the retail use portion of the plot is too small to be developed with a conforming use; that the erection of a store would not be feasible as a small store could only produce a small return not sufficient to compensate the retaining of the balance of the site in a vacant manner or the retention of the present dwelling adjoining such a store on one side and the garages of the apartment development on the other side; that the golf driving range in blocks 2159, 2160 and 2161 is a temporary non-conforming use permitted by a variance granted by the Board; that although a side yard of 4 ft. is required, the adjoining site in block 2162, lot 122 is developed with garden type apartments and the garages servicing these apartments are located near the easterly lot line of the site, so that leaving a side court would not be of any benefit to the block or the garages; that the size of the site has been reduced in size through condemnation so that the required side yard area is needed for a more efficient design and operation of the gas station in its reduced size; and

WHEREAS, the applicant states that the present owners have held title to parcel A since January 19, 1940 and to parcel B since April 28, 1923; that the assessed valuation of land is $33,800 and of the building $12,700 making a total of $46,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7,

Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the construction of a gasoline service station on the plot as proposed and as indicated on plans filed with this application, marked "Received April 11, 1955", 4 sheets, and "May 4, 1955", 1 sheet, *on condition* that all buildings and uses shall be removed and the premises shall be constructed as indicated on such plans showing proposed conditions; that the accessory building without side yards permitted to be omitted under Section 21 shall be of face brick on the exterior walls, shall have no cellar and shall comply in all other respects with the Building Code; that there shall be no windows opening from the accessory building to the south or east on or adjacent to the lot line; that any openings shown shall be filled with glass blocks as approved for exterior walls; that on the building line to the south from the accessory building to Colonial avenue there shall be erected a masonry wall not less than 2 ft. in height with a steel picket fence above to a total height of 5 ft. 6 in. with suitable terminating posts at building line of Colonial avenue; that a fence of similar height shall be constructed from the accessory building to the new line of Horace Harding boulevard; that pumps shall be not nearer than 15 ft. to any street building line and shall be of a low approved type; that gasoline storage tanks shall not exceed ten 550 gallon tanks; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic paving; that signs shall be restricted to a permanent sign attached to the northerly facade of the accessory building, to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection near the intersection of Colonial avenue and Horace Harding boulevard of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that curb cuts shall be restricted to two on Horace Harding boulevard, as widened, each not over 28 feet in width and two to Colonial avenue, each not over 30 feet in width and with no portion of any curb cut nearer than 5 feet to any street line as prolongated; that at the intersection there shall be erected a block of concrete, not less than 12 in. in height, extending for a distance of 5 feet along each building line; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that there may also be parking of cars on the unbuilt upon portion of the lot; that under section 7i there may be minor motor vehicle repairing with hand tools only, maintained solely within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

398-55-BZ

APPLICANT — Joseph Tanenbaum, for Solgus Realty Corp., owner.

SUBJECT—Application April 19, 1955 (decision of the borough superintendent), under sections 7a, 7c and 7h of the zoning resolution, to permit the extension of a business use into the residence use portion of plot within an existing building, located in a buisiness retail and residence use district, and to permit the parking of motor vehicles in residence use district portion of plot.

PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard and 43-24 and 43-26 214th place, Block 6300, Lot 6, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3

Negative: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to July 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence, retail and business use, D area, class 1 height districts; Bell boulevard is in retail and business use, D area, class 1 height districts; Northern boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1955 acting on Alt. Applic. 1435-53, reads:

> "3. Proposed extension of business use into a residence use district within a building existing partly in a business use district, partly in a retail use district and partly in a Residence use district is contrary to Sec. 3 BZR.
>
> 4. Proposed parking within the Residence Use District portion of a lot partly in a Residence, partly in a Business and partly in a Retail Use District is contrary to Sec. 3 BZR."

and

WHEREAS, the applicant states that the premises consist of a plot, 51.51 ft. and 25.45 ft. frontage by 207.66 ft. in depth, irregular; that lot 6 with a frontage of 26.33 ft. on Bell boulevard by 100.86 ft. in depth, is located primarily in a business use district, except for a small gore, 90 sq. ft., in the retail use district and a small segment, 12 sq. ft., in a residence district; that there is an existing 2-story frame building on this lot erected prior to 1916 and extended on the 2nd story under Alt. Appli. 1840-50 and approved for use as cellar—boiler room and storage; 1st floor—store; 2nd floor—dwelling and accessory office; that lot 7, with a frontage of 25.18 ft. on Bell boulevard by 109.15 ft. in depth, is located primarily in a retail use district, except for a gore 210 sq. ft. at the rear in a residence use district; that this lot is developed with an existing two story frame and brick store and dwelling, erected in 1922 to a depth of approximately 61 ft. and extended under Alt. Applic. 1765-37 in brick construction to a depth of 107 ft., the full depth of the lot; that lot 39 which has frontage of 25.05 ft. on 214th place is located primarily in a business use district and has an existing 2½ story frame, one family dwelling, erected prior to 1916; that it is proposed to combine both buildings on lots 6 and 7; increase the building in area within the business use district portion of the lot; extend the business use 9 ft. into the portion of the northerly building now located in the residence use district; increase the entire plot in area by reapportioning 19 ft. by 25 ft. from the rear of lot 38 in the same ownership; demolish the existing 2½ story frame dwelling on old lot 39 and use the space so gained, located partly in the business use and partly in the residence use district, for accessory parking of customers' cars; install a curb cut 8 ft. in width with two 18 in. splays on 214th place for access to parking area; change the use of the 2nd story to office and one family dwelling; extend the sprinkler system now existing in the northly cellar through the entire cellar and 1st floor as combined and extended; that the area of the plot is as follows:

Existing

Lot 6 — 2596
Lot 7 — 2708
Lot 39 — 2675
Total — 7979 sq. ft.

Proposed Lot 6
Proposed
New Lot 6 — 8454 sq. ft.
Retail Use Dist: Business Use Dist: Residence Use Dist.
Area of Lot in Bus. Use Dist. 4672
Area of Bldg. 1042
Unbuilt upon Portion 3632
Permitted coverage (55% of unbuilt upon portion) 55%-3632 ..... 1997 sq. ft.
Area of proposed extension ..... 1830 sq. ft.

and

WHEREAS, the applicant contends that the owner is entitled to the proposed 9 ft. extension of the business use into the residence use district under section 7a as this lot (old lot 7) was in single ownership on June 28, 1940; that the Board has the power under section 7c to permit the extension of the business use (accessory parking) under such conditions as will safeguard the character of the district; that the Board has the power under section 7h to permit the proposed parking of customers' cars in the residence use district; that it is therefore requested that the Board favorably exercise its discretion and grant the variance herein requested; and

WHEREAS, the applicant states that the present owner has held title to old lot numbers 6 since March 2, 1949; lot 7, April 4, 1923; lots 38 and 39, September 5, 1937; that the assessed valuation of land is $22,000 and of the building $31,900 making a total of $53,900; that the building was erected in 1922 on former lot 7, and prior to 1916 for other structures; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and is hereby *granted* under Section 7c, to permit the use of a portion of the premises as proposed and indicated on plans filed with this application marked "April 19, 1955", 6 sheets, to be occupied for the parking of cars of employees and patrons of the existing and proposed store on the front of the lot facing Bell boulevard, *on condition* that the existing dwelling on the plot, lot 39, proposed to be removed, shall be removed and the premises leveled substantially to the grade of 214th place and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on the interior lot lines where walls of existing buildings do not occur there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings therein; that there shall be erected on the street building line a masonry base not less than 2 feet in height with steel picket fence above, to a total height of not less than 5 ft. 6 in. with steel terminating posts at either side of proposed opening for entrance; that such opening shall not exceed ten feet in width with curb cut opposite of similar width; that the adjacent tree in front of the premises on 214th place shall be protected against damage by substantial guards; that the sidewalk and curbing in front of the site on 214th place shall be constructed or restored to the satisfaction of the borough president; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and to permit extension of the business use into the more restricted district in accordance with the resolution adopted by the Board this day under Cal. 399-55-A; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

399-55-A

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.

SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard, Block 6300, Lot 6 (formerly Lots 6, 7, 39 and part of Lot 38), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Trapani.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3
Negative: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 19, 1955, on Alt. App. 1435 of 1953, reads:

> "1. The enlargement of an existing frame building by the combination of two frame buildings and the extension of a frame building within the business and retail portion of a lot partly in a Residence, partly in a Retail, and partly in a Business Use District is contrary to Sec. 4.1.2 of the Bldg. Code.
>
> "2. The extension of an existing business use by alteration of a residence use to a business use in a frame building is contrary to Sec. 4.2.1 of the Bldg. Code."

WHEREAS, the premises consist of a plot fronting 51.51 ft. on Bell boulevard running through to 214th place where it has a frontage of 25.05 ft. the plot is located in a retail use, business and residence use, D area, Class 1 height district; on the Bell boulevard front there exist two two story frame store and dwellings covering the entire frontage; on the 214th place frontage there exists a two-story one-family frame dwelling which it is now proposed to demolish; the existing second floor of the southerly building fronting on Bell boulevard is now illegally in use for offices; and

WHEREAS, it is now proposed to extend in area the existing southerly frame building, fronting on Bell boulevard by adding an extension 76 ft. in depth at the first floor; to use the rear portion of the northerly building fronting on Bell boulevard, now legally permitted to be used for bedroom, living room and bathroom, located in a residence use district portion of the plot, for store use; and to use the portion of the plot fronting on 214th place for the parking of customers' motor vehicles it is also proposed to legalize the office use on the second floor of the southerly building, fronting on Bell boulevard; and

WHEREAS, the applicant states that it is also proposed to connect both of the Bell boulevard buildings at the cellar and first story, to extend the sprinkler system throughout the entire cellar and first floor; and to operate the combined extended building and parking space as a retail store in single tenancy; and

WHEREAS, the applicant contends that in view of the safeguards proposed and as indicated on plans filed with application for zoning variance under Cal. No. 398-55-BZ, including the improvement of exit conditions, and of the practical difficulties, and unnecessary hardship involved, it is requested that the Board modify the decision of the Borough Superintendent so as to permit the erection of the proposed extension to the building in class 3 construction and the change in use of the rear of the first floor of the existing building to store use and the use of the second floor in the southerly building on Bell boulevard from the prior existing legal use of dwelling to the existing illegal use as offices as indicated on plans filed with such application.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1435/53, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the enlargement of the existing store building by removal of the present buildings and the alterations as proposed for single tenancy as shown on plans filed with Cal. No. 398-55-BZ as permitted by resolution adopted this day by the Board this day, *on condition* that the building shall not be farther increased in height or area and in all

other respects shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment, including the extension of the sprinkler system throughout the building, which may be extended from the existing store building in accordance with code requirement shall be maintained as the fire commissioner may direct.

1139-39-SR—Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.
APPEARANCES—Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Rule 2.1 amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
Resolved, that the Board of Standards and Appeals does hereby amend the above captioned rules as to Rule 2.1, so as amended this rule will read:

2.1. No opening protective assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labelled by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

321-52-A—Vol. II
APPLICANT—Gabriel Nathan, for Hebrew Institute of Long Island, Inc., owner.
SUBJECT—Application reopened May 3, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to 1742 Seagirt avenue.
PREMISES AFFECTED—1708 to 1742 Seagirt avenue, north side, from Beach 17th to Beach 19th streets, entire building—1742 only, Block 133, Lot I (part), Far Rockaway, Borough of Queens.
APPEARANCES—None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated March 25, 1955, on Alt. App. 136/52, referring only to 1742 Seagirt avenue, reads:

"1. The proposed use of #1742 Seagirt Ave. Bldg. is contrary to B.S. & A. decision of 6/17/52—Cal.321/52-A."

and

WHEREAS, the applicant states the building in question is 3 stories, 37 ft. in height, 46 ft. front by 65 ft. in area, Class 3 construction, erected in 1909 on a lot 480.78 ft. front by 452.58 ft. irregular in area, in a residence use, E area, Class 1 height district; used and occupied—Cellar, storage and boiler room; 1st, 2nd and 3rd floors—rooming house; proposed to be used and occupied: Cellar—same; 1st floor—offices, 10 persons; 2nd floor—offices, 30 persons; 3rd floor—apartment and storage, 5 persons. The building is provided with two interior 3 ft. wide frame stairs, enclosed with partitions of wood studs, without any doors in same; stairhall leads direct to street but not to roof; and

WHEREAS, the applicant states the premises are developed with four nonfireproof buildings formerly used as rooming houses and a recently erected auditorium building; that this site was the subject of an appeal to the Board under Cal. No. 321-52-A which permitted the use of the four buildings for school purposes; that the owner has completed the alteration of three of the buildings at #1708, 1720 and 1734 Seagirt avenue and using them for school purposes under temporary certificates of occupancy; that, however, it is desired to change the use of #1742 from a proposed school to an administrative building with general business offices, offices for the principal and faculty, etc. and an apartment on the 3rd floor for the caretaker; and

WHEREAS, the applicant contends that the building is of semi-fireproof construction being completely fireproof throughout except for the roof beams which are of wood; that the owner is complying with all other provisions of the resolution adopted by the Board under Cal. No. 321-52-A, Vol. I; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1952, to permit the change of use of the building, as now proposed, located at the corner of Beach 19th Street and Seagirt Avenue and as indicated on plans marked, "Received, April 12, 1955" (8 sheets) to be occupied as proposed as an office of the school on the premises, as to the first and second floors, and for residential use of the attendant on the third floor *on condition* that the building as heretofore acted on by resolution adopted June 17, 1952, shall have an exterior exit stairs from ground floor to attic, as therein required and as shown on plans referred to in such resolution of June 17, 1952, and marked "Received, May 6, 1952" (11 sheets); that the occupancy of the building shall not be continued unless such exterior exit stair is constructed and maintained; that in all other respects, except as to the change of occupancy herein permitted the requirements of the resolution adopted by the Board on June 17, 1952 shall be complied with.

670-54-A
APPLICANT—Abraham Fisher, for Game Realty Corp., owner.
SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.
APPEARANCES—
For Applicant: Abraham Fisher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated July 16, 1954, on Alt. App. 1011 of 1954 reads:

"1. Means of egress from cellar to roof should comply with Section 271 of the Labor Law."

WHEREAS, the applicant states the building is 6 stories in height 75 ft. by 94 ft. in area of Class 3 construction, erected prior to 1890, located on a lot 75 ft. front by 100 ft. depth in an unrestricted use, B area, Class 1½ height district and used and occupied since 1900: Cellar—storage and factory; three persons; 1st floor—stores, 15 persons; 2nd floor—factory and storage, 7 persons; 3rd to 6th floors—factory, 10 persons on the 3rd, 12 on the 4th, 14 on the 5th, and 12 on the 6th; no change in use or occupancy is now proposed; the building is provided with one interior steel stairs, 3 ft. 6 in. and 4 ft. 10 in. in width, brick enclosed equipped with kalamein self-closing doors and extending direct to street and provided with a ladder and scuttle to roof; two fire escapes at the rear extending to roof by stair and to yard by stair with egress from their lower termination through fireproof passage on first floor direct to street; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the Board is requested to vary the requirements of Section 271 of the Labor Law requiring two interior stairs from the cellar and from all floors of the building, as the building has an iron stairs enclosed in brick wall and two fire escapes; and

WHEREAS, the applicant contends that the fire escapes on the south at first floor lead to a fireproof passage installed

in 1929 to comply with Violation issued by the Dept. of Buildings requiring safe egress from the termination of the fire escapes; that the cellar at the north is occupied by the owner of the building employing three persons in the assembly of ornamental iron lamps; that the store above is used for display of lamps and clear passage is maintained at all times, the doors leading to the entrance hall and the street; that on the termination of the lease of the second floor north, the owner, tenant of the cellar north, will occupy the second floor north and abandon the use of the cellar as a factory; that the upper floors are used by a small number of occupants doing light factory work, and in view of the conditions as indicated on plans filed with this appeal, it is requested that the Board grant a variation of the requirements of Section 271 of the Labor Law; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1011/54, Objection No. 1 and that the appeal be and it hereby is *granted,* to permit the exits as proposed and as indicated on plans filed with this appeal marked, "Received, July 29, 1954" (9 sheets) as *amended* by revised plans marked, "Received, March 7, 1955" (2 sheets) *on condition* that the stairs in the cellar shall be enclosed as proposed, and that the stairs on the first floor and above shall be enclosed as proposed and as indicated on such plans; that where there is a notation that there is to be no door between a small store on the first floor and the stairs to the cellar there shall be a vestibule and door leading to the cellar, with the door swinging in the direction of exit; that the primary means of exit shall be maintained as shown and proposed; that the existing fire escapes at the rear shall be continued and maintained as a second means of exit provided that steps from such balcony shall be installed as shown to such floors; that on the ground level such balcony shall be continued so as to connect the balconies with each other and to permit exit from either balcony to the passageway through the first floor to the street, as shown; that such steps shall be maintained in such passageway as may be necessary to equalize the grade of the fire escape balcony and the first floor; that the number of persons above the first floor engaged in factory work shall not exceed that permitted by the primary means of exit; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the building shall not be increased in height or area.

857-54-A

APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.

SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—319-321 East 44th street, northside, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, Order No. 6017-4 issued by the Fire Commissioner, October 4, 1954, reads:

"Motion Picture Film Studio"

"Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

"3. Install an approved wet automatic sprinkler system throughout the building having at least one source of water supply. C19-117-C, Administrative Code."

WHEREAS, the applicant states the building is 5 stories, 65 ft. in height, 50 ft. front, by 98 ft. 9 in. in depth at street level, 50 ft. front by 98 ft. 9 in. in depth and 95 ft. 9 in. in depth at typical floor level, of Class 3 construction, erected 1883, located on a lot 50 ft. front by 100 ft. 4 in. in depth in a restricted retail use, B area, Class 1½ height district and used and occupied since March 23, 1948 as follows—Cellar—storage; 1st floor—studio and reception room, 10 persons; 2nd floor—waiting and dressing room, 10 persons; 3rd floor—developing and printing room, 10 persons; 4th floor—showroom, factory and storage, 15 persons; 5th floor—offices and stockroom, 30 persons; for which Certificate of Occupancy #33848 was issued March 26, 1948, upon completion of work under Alt. App. 2517 of 1947, the building is now proposed to be used and occupied as follows: Cellar—storage and prop work shop, 2 persons; 1st floor—commercial motion picture film studio, reception room, offices and sound room, 15 persons; 2nd floor—film editing room, camera and enlarging room and darkroom, 10 persons; 3rd floor—commercial photographer, offices, developing and printing studio, 10 persons; 4th floor—interior decorator, showroom, manufacturing drapes, furniture and storage, 15 persons; 5th floor—offices, art department, soundroom, stockroom, and private projection room for 16 mm. film, 30 persons; and

WHEREAS, the applicant states the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; there are two interior stairs, 3 ft. 10½ in. in width, the east stairs is of wood construction, enclosed in masonry, and the west stair is steel construction, enclosed in fire retarded partitions consisting of portland cement plaster on metal lath, both stairs are equipped with fireproof self-closing one-hour test doors; the west stairs leads to roof bulkhead, both stairs lead direct to street; and

WHEREAS, the applicant states that the cellar is used for the storage of stage props, art work and power tools for set construction; that the props are finished or painted only with water paints; that on the first floor there is a reception room, two offices and two dressing rooms; no film is stored or kept in any part of these rooms; that it is proposed to relocate the private projection room to the fifth floor and the sound room to the fifth floor; that in the first floor studio used for the taking of motion pictures there is never more than two or three thousand feet of 35 mm. safety film, including the film in the camera, the magazine or in the cans; that most of the film shot on the first floor requires 1,000 ft. or less; that on the fourth floor almost all of the film contained in the editing room is of 16 mm. variety; that there is usually from 3 to 4,000 ft. of safety film on the editing table, no more than half of which may be 35 mm. safety film which is being matched to the already edited 16 mm. film; that below the table there is about 8,000 ft. of 16 mm. safety film which has been edited but has not yet been picked up by the client; that in a steel cabinet near the editing table there is about 40,000 ft. of 16 mm. safety film in cans constituting sample of work done previously which is used for sales promotion; that the fifth floor will be used for executives and general offices, for a sound room and private projection room for 16 mm. film, the sound room space will be used to record sound on tape and the tape sent out to be put on film; that only in two instances in the past four and one-half years has sound been placed directly on film; that it is anticipated that only tape will be used for sound recording in the future due to the advantage of using such tape over the use of film; that in the private projection room space on the fifth floor 16 mm. safety film is brought into this room only to be screened for clients, no film is stored in this room; that in the art department on the 5th floor all art work is done by artists and sent down to the camera room on the second floor to be still photographed for animation film purposes; and

WHEREAS, the applicant contends that the petitioner, Fletcher Smith Studios, Inc., on August 14, 1950, entered

into a lease with the owners for the use of the cellar, first second and fifth floors for a term of five years, terminating on the 30th day of September, 1955, and spent in excess of $15,000 moving into the premises and making the necessary alterations to use the premises for motion picture film studio; that the lessee is engaged in producing motion picture film of two types consisting of the industrial films and short television commercials and uses 35 mm. film to shoot the pictures; that the film is purchased one day before it is used and stored in the vault located at 304 East 44th street on the other side of the street; that the film is removed from the vault loaded into magazines and placed in the cameras and after shooting, sent outside of the studios for developing where prints of 16 mm. safety films are made and the prints are returned to the premises while the developed 35 mm. safety film is sent to the rented vaults at 304 East 44th street; that after editing the 16 mm. prints the 35 mm. safety film is brought back to the premises to be matched and edited and then returned to the vault where it is kept; that no inflammable film is used on the premises; and

WHEREAS, the applicant contends that the sprinkler system was ordered presumably due to the presence of 35 mm. safety film on the premises; that Section C19-115.0 subdivision 2 of the Administrative Code defines safety film as motion picture film of 35 mm. or greater size; that the tenant has at no time more than 7,000 ft. of 35 mm. safety film on the premises; that any hazard that might exist where a large amount of film is present does not exist here; that although the tenant requires a permit for a motion picture studio under Section C19-116.0 of the Code, it should be noted that the same section presumably finds 8,000 ft. or less of safety film not to constitute a safety hazard; that the tenant rented and expended large sums of money moving into and preparing the studio prior to the enactment of the present regulation; that an economic hardship would be visited upon the the tenant if the variance herein sought is not granted; and

WHEREAS, these premises were inspected by a committee of the Board; the appeal is as to Objection 3 only requiring the installation of a wet automatic sprinkler system throughout the building with at least one source of water supply; the committee finds that the uses in the building indicate that the order should be complied with.

Resolved, that Order #1617-4 issued by the Fire Commissioner October 4, 1954, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied.*

203-55-A

APPLICANT—Larry Meltzer, for State Building Supply Corp., owner.

SUBJECT—Application March 17, 1955—re April from a decision of the borough superintendent.

PREMISES AFFECTED—20-24 2nd avenue and 30-32 East 1st street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1955 on Alt. Applic. 1904/54, reads:

"2. Proposed change of use of non-fireproof building 6 stories in height to offices, factory and showrooms is contrary to Sec. 4.2.1 Bldg. Code and Sec. 270 Labor Law."

and

WHEREAS, the applicant states the building is six stories, cellar and sub-cellar, 77 ft. 4 in. in height, 81 ft. 6 in. by 84 ft. 4 in. in area, of class 3 construction, erected 1895, located on a lot 81 ft. 6 in. front by 108 ft. 7 in. irregular in depth, in a business use, B area, class 1½ height district and used and occupied since 1895; sub-cellar—well pump room and boiler room; cellar—massage, steam rooms and pool, 75 persons; 1st floor—stores, offices and restaurant, 75 persons; 2nd floor—offices, 75 persons; 3rd to 6th floors—locker, dressing and sleeping rooms, 75 persons each floor, for which Certificate of Occupancy #5113 was issued August 25, 1922 upon completion of work under Alt. Applic. No. 1585/21; that it is now proposed to alter the building and use and occupy it as follows: sub-cellar—well pump room and boiler room, no persons, cellar—massage, steam rooms and pool, 75 persons; 1st floor—stores and loading space, 100 persons; 2nd floor—offices, 100 persons; 3rd to 6th floors inclusive—manufacturing (needle trades), offices, showrooms and storage, 70 persons each floor; that the manufacturing will be of a type permitted in a business use district and will not exceed the area permitted for manufacturing in a business use district; that the building is provided with an approved interior fire alarm system; that there are two 3 ft. 8 in. wide steel stairs, fireproof enclosed, equipped with fireproof, self-closing doors and extending direct to street; that one stairs extends to roof bulkhead; and

WHEREAS, the applicant states that the building in question is located on lot No. 1 and the balance of the plot (lot 62) is improved with a fire story non-fireproof building which it is proposed to demolish and the area occupied by this building will be used for off-street loading space in conjunction with the building in question; that it is proposed to change the use of the building in question on the 3rd, 4th, 5th and 6th floors to manufacturing for needle trades, storage, offices and showrooms; and

WHEREAS, the applicant contends that the building is provided with two separate steel stairs, each not less than 3 ft. 8 in. wide and enclosed in fireproof partitions, equipped with fireproof, self-closing doors leading directly to street and an existing approved fire alarm system is installed in the building; that it is now proposed to install a complete sprinkler system throughout the entire building; that the building is only 5,706 sq. ft. in floor area on each floor; that only 2,496 sq. ft. of each floor will be used for manufacturing and the balance of the floor area for storage, showrooms and offices with a total occupancy of 70 persons on each floor which is less than the present allowable capacity of 75 on each floor; and

WHEREAS, the applicant contends that there is no longer a demand for the locker, dressing and sleeping room portion of this building and it is therefore requested that the decision of the Borough Superintendent be modified and the appeal be granted; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1904-54, Objection No. 2 and that the appeal be and it hereby is *granted,* to permit the existing building to be occupied for factory use above the first floor and at the rear beyond the stores on the first floor and in the cellar *on condition* that the building shall not be increased in height or area; that the means of exit may be accepted as two means of exit as required under the Labor Law for the building, both having exits direct to street; that the type of factory occupancy shall not require a liveload exceeding 75 pounds per superficial foot; that the building shall comply with such requirement and such liveload shall be posted; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that the swimming pool and all partitions shall be removed so that all floors are open; that any partitions later constructed on such floors shall comply with the requirements therefor as to construction and means of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that no use shall be provided

in the building which shall require a combustible or inflammable permit from the Fire Department.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.

SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 11, 1955, on BN App. 1473/55, reads:

"1. Two lawful means of egress are required from each floor area, including cellar, as per Sec. 271 of L.L.

Note—Fire escape on a factory building more than 5 stories in height is not acceptable as a means of egress under Sec. 271 of L.L. as amended 7-1-47."

and

WHEREAS, the applicant states the building is 7 stories, 77 ft. 6 ins. in height, 36 ft. 8 ins., by 98 ft. 4 ins., irregular in area at street level, 36 ft. 8 in. by 88 ft. irregular in area, at typical floor level, of Class 3 construction, erected in 1906 on a lot 36 ft. 8 in. front by 98 ft. 4 in. irregular in depth, in a manufacturing use, B area, Class 2 height district; used and occupied since 1914: Cellar—manufacturing of mechanical equipment, 4 persons; 1st floor—sale of carpets and floor coverings, 2 persons; 2nd floor—manufacturing leather articles, 8 persons; 3rd floor—factory (needle trade) 24 persons; 4th floor—manufacturing jewelry, 12 persons; 5th floor—needle trade and electric repairs, 6 persons; 6th floor—needle trade factory, 25 persons; 7th floor—manufacturing manikins, 10 persons. The building is provided with an interior fire alarm system and regular monthly fire drills are maintained. There is one 3 ft. wide wood stairs, enclosed with fire-retarded partitions, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street, and one fire escape on the front extending to roof by stair and to street by stair; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation #2081/55 was issued by the Borough Superintendent March 30, 1955, for failing to provide two legal means of egress for each tenant on each story, including the cellar, as required by Sec. 271 of the Labor Law; and

WHEREAS, the applicant states that the records of the Department of Housing and Buildings show the building was erected under N.B. App. 1117/1906 for use as a loft building and altered under Alt. App. 3074/14 for use as store on the 1st floor and factory from 2nd to 7th floors; and

WHEREAS, the applicant contends as to Objection 1, that the building is provided with a main 3 ft. wide wood stairs, enclosed in fire-retarded partition with fireproof, self-closing doors leading from roof bulkhead directly to the street; that as a second means of egress there is a Labor Law fire escape at front from roof to 2nd floor, thence to the street by way of counterbalanced stairs; that the building is also provided with an elevator and a fire alarm system; that there is a 2 ft. 8 in. wide wood stairs leading from cellar to 1st floor leading from public hall to the street; that this stairs will be enclosed at cellar level with fireproof blocks and provided with a fireproof, self-closing door; that the cellar is also provided with two stationery engineers ladders, one leading directly to street and the other leading from rear of cellar to rear court and thence through the 1st floor to the street; that the cellar will be occupied by four persons; that the 1st floor is used as a store with no manufacturing; that the 2nd floor will be occupied by only 6 persons; the 3rd floor by 4; the 4th floor by 12; the 5th by 6; the 6th by 25 persons and the 7th floor by 10 persons; that the present fire escape would be legal on a five-story building as there are no hazardous trades or volatile liquids present on the premises; that the existing exits are ample for the small occupancy; that such portable fire extinguishing apparatus will be installed as the Fire Commissioner may direct; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on BN App. 1473/55, Objection No. One and that the appeal be and it hereby is *granted on condition* that the primary means of exit and the exits from the cellar shall be constructed and maintained as proposed and as indicated on revised plans marked, "Received, July 19, 1955" (7 sheets); that the number of occupants on the upper floors of the building shall not exceed that permitted by the primary means of exit; that this variance shall continue in effect only so long as the requirements of this resolution are maintained; that a fire alarm system shall be maintained in accordance with the requirements therefor; that the front fire escape shall be maintained with the existing railings in good condition.

474-55-A

APPLICANT—Leonard F. Rothkrug, for Wilmac Realty Co., owner (J. W. Mays, Inc., lessee).

SUBJECT—Application June 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—502-506 Fulton street, south side, 40 ft. east of Bond street; 9-17 Bond street and 16-20 Hanover place, Block 160, Lot 7, Borough of Brooklyn.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 20, 1955, acting on Alt. App. 1498/55, reads:

"1. Proposed openings from 2nd to 3rd floors of Class 3 non-fireproof structure to accommodate new escalators without fireproof enclosures as required for shafts violates Sec. C26-638.0 Admin. Code and also Resolution of Board of Standards & Appeals Cal. 400-53-A."

and

WHEREAS, the applicant states the building is 7 stories, 85 feet in height, 60 ft. front by 200 ft. irregular in area, of fireproof construction, erected in 1915 on a lot 60 ft. front by 200 ft. irregular in area, in a restricted retail use, B area, Class 2 height district; used and occupied since 1915 as follows: Cellar—department store salesroom, 640 persons; 1st floor—department store, salesroom and restaurant, 752 persons; 2nd and 3rd floors—dept. stores salesroom, 720 persons and 620 respectively; 4th floor—dept. store stockroom, 400 persons; 5th and 6th floors—store, stockroom, offices and lockers, 400 persons per floor; 7th floor—store, stockroom and display showrooms, 400 persons; 8th floor—air conditioning machinery, 10 persons. No change in use or occu-

pancy is now proposed. The building is provided with approved standpipe and two-source sprinkler systems and interior fire alarm system and regular monthly fire drills are maintained. There are four interior 3 ft. 8 in. wide fireproof stairs, fireproof enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #141765 issued November 29, 1954, on Alt. App. 1061/53, pursuant to a variance granted by the Board under Cal. No. 400-53-A permitted the existing use and occupancy; and

WHEREAS, the applicant states it is now proposed to provide up and down escalators from the 2nd to the 1st floor to accommodate customers of the store; and

WHEREAS, the applicant states the proposed escalators will be constructed of fireproof material throughout; that the sides of the well openings and soffits will be of plaster on metal lath and metal furring; that there will be a fireproof balustrade finished with plaster on both sides and the well opening provided with a rolling shutter in a horizontal position manually operated; that the well opening below will be protected by a plaster baffle 24" below the general ceiling level, protected by means of an automatic sprinkler curtain with ½ in. heads based approximately 4 ft. on centers around the perimeter of the well opening; that an automatic electric device will be installed to top the operation of the escalator upon the closing of the shutter; that where sprinkler heads are located closer than 4 ft. a metal reflector will be installed at each head to prevent water cooling; that the rolling shutters at top of each opening will be provided with a hand chain permanently secured by a heavy ring to the bottom rail of each shutter and supported on brackets so as to be at all times readily available; that this chain will weigh not less than ¼ lb. per running foot; that all shutters will be painted in red letters directly above the bottom rail with words "CLOSE SHUTTER TO FLOOR" in letters not less than 3 in. in height with an arrow pointing downwardly; that a gong will be installed at each escalator run operated by means of push buttons centrally located, two to a floor so that the pushing of any such button will ring gongs on both floors as a signal to close the escalator curtains; that superintendents and section managers will be instructed to include in addition to general instruction as to use of fire extinguishing equipment and exits, instruction and monthly drill as to closing escalator shaft curtains so that the responsibility will at all times be fixed on the attendants on the floors to the end that curtains are immediately closed upon the sounding of the gong signal and the closing of curtains will automatically stop all escalators; and

WHEREAS, the applicant contends there are four horizontal openings in the cellar and six on the first floor, all protected with 3-hour automatic rolling firedoor assemblies; that the building is equipped with 2-source sprinkler, standpipe, interior fire alarm systems and watchman's service and regular fire drills are maintained.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 1498/55, Objection No. 1, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* to permit the construction of additional escalator substantially as proposed and as indicated on plans filed with this appeal marked, "Received, June 20, 1955" (4 sheets) and "July 11, 1955" (6 sheets) that such escalator shall be restricted to the space between the second and third floors as proposed and shall comply with the requirements of the plans hereinbefore referred to, and with the general requirements of the resolutions as previously adopted by the Board as to safeguards on August 18, 1938, January 31, 1939 and July 1, 1953, under Cal. Nos. 400-53-A and 717-38-A.

476-55-A

APPLICANT—Kahn and Jacobs, for The Spence-Chapin Adoption Service, owner.

SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6-8 East 94th street, south side, 138 ft. 10¼ in. east of 5th avenue, Block 1505, Lot 66, Borough of Manhattan.

APPEARANCES—

For Applicant: D. D. Ehresman and I. Wohlstetter.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

THE RESOLUTION—

WHEREAS, the revised decision of the Borough Superintendent, dated July 20, 1955 on Alt. Applic. 765/55, reads:

"1. Proposed change of a class III, 5 story residence building to an office for an eleemosynary institution is contrary to Section C26-254.0 of the Administrative Code.

2. Present allowable live load of 40 lbs. per sq. foot is contrary to section C26-258.0 of the Administrative Code.

WHEREAS, the applicant states that the building is five stories, 54 ft. in height, 39 ft. 6 in. front by 61 ft. 7 in. in depth, of class 3 construction, located on a lot 39 ft. 6 in. front by 100 ft. 8½ in. in depth, in a residence use, B area, class 1½ height district and used and occupied since 1937 as follows: cellar—ordinary storage; 1st to 5th floors inclusive, dwelling, one family, and proposed to be used and occupied as follows: cellar—boiler room, storage and employees' lunch room, 15 persons; 1st floor—office, waiting room, clinic—15 persons; 2nd floor—office, board room and admission room—12 persons; 3rd floor—offices and play room, 14 persons; 4th floor—offices, 14 persons; 5th floor—offices, 12 persons; that the building is provided with one interior 3 ft. 8 in. wide steel stairs, enclosed in 3 in. hollow blocks, plastered both sides, equipped with 3/4 hour fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #22107 was issued January 30, 1937 permitting the use and occupancy of the building as a one family dwelling upon completion of work under Alt. Applic. 641/36; and

WHEREAS, the applicant states that it is now proposed to change the use of the building to office use for the Spence-Chapin Adoption Service, a charitable non-profit institution; and

WHEREAS, the applicant contends as to objection 1 that although the present building is classified as a class 3 building, all of the floors, 1st to 5th, are of class 2 fire-protected construction, with the exception of the roof which is non-fireproof, consisting of wood beams, and the partitions are of wood studs, fire retarded with metal lath and plaster; that the Code permits a class 2 commercial building six stories and 75 ft. in height; that in addition a 3 ft. 8 in. wide stairs from cellar to roof bulkhead will be of fireproof construction throughout and the entire building will be occupied by a single tenant; and

WHEREAS, the applicant contends as to objection 3 that the floors consist of steel joists 12 in. deep, 24 in. on centers and a 2½ in. thick reinforced concrete slab and metal lath plastered for a ceiling; and the floors in general are divided into small offices and rooms and the overall load on the floors will not exceed that which might be expected in an ordinary dwelling; that to be required to reinforce the existing floors to support a live load of 50 lbs. per sq. ft. would constitute an extreme hardship because of the nature of the existing floor construction.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 765-55, revised objection Nos. 1 and 2, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* to permit the use as approved

by the Borough Superintendent as an eleemosynary institution, and as indicated on plans filed with this appeal showing exiting conditions marked, "Received, June 30, 1955" (8 sheets) showing existing conditions and marked, "Received, June 30, 1955" (5 sheets) showing proposed conditions; that all of the alterations as proposed and as shown on such sheets showing proposed conditions shall be carried out; that the building shall in all other respects comply with all laws, rules and regulations applicable thereto; and that the building shall not be increased in height or area.

477-55-A

APPLICANT—Peter Paul Muller, for Mannes College of Music Inc., owner.

SUBJECT—Application June 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-159 East 74th street, north side, 100 ft. east of Lexington avenue, Block 1409, Lots 24, 25 and 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Peter Paul Muller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1955 on Alt. Applic. 916/55, reads:

"1. A bldg. of non-fireproof construction, 4 stories in height, for public use, is contrary to 4.2.1 B.C.

2. Public hallways must be enclosed as per 6.3.2 B.C."

and

WHEREAS, the applicant states the building is 4 stories, 41 ft. in height, 68 ft. 6 in. front by 87 ft. in depth at street floor, 68 ft. 6 in. front by 50 ft. in depth at typical floor, of class 3 construction, erected 1919, located on a lot 68 ft. 6 in. front by 102 ft. 2 in. in depth, in a residence use, B area, class 1½ height district and used and occupied since 1920; cellar—storage; 1st floor—dwelling, auditorium and conservatory of music, 175 persons; 2nd floor—dwelling and conservatory of music, 25 persons; 3rd and 4th floors—dwelling and conservatory of music, 25 persons each floor; and proposed to be altered and used and oceupied as follows: cellar—storage, no persons; 1st floor—auditorium and conservatory of music, 200 persons; 2nd, 3rd and 4th floors—conservatory of music, 35 persons each floor; that the building will be provided with an approved interior fire alarm system; that there are two 3 ft. 8 in. wide and 3 ft. wide wood and steel stairs enclosed in 8 in. brick and wood studs plastered both sides, equipped with kalamein and hollow metal self-closing doors and extending to roof bulkhead; that one stairs leads direct to street; and

WHEREAS, the applicant states that the existing building at 157 East 74th street has been used as a conservatory of music since 1920 and is four stories, non-fireproof and cannot be made fireproof except by complete rebuilding; that the owner has acquired the adjacent building at No. 153, which it is now proposed to connect to the existing building and occupy the combined buildings as a conservatory of music; and

WHEREAS, the applicant states that the existing hallways now in use are enclosed with fireproof partitions except for the doors opening to the rooms; that these doors are extra large wood doors which have been soundproofed because of the nature of the use; that although they are not standard fire test doors, they afford better fire protection than ordinary wood doors; that by virtue of the proposed changes, the exit facilities will be improved; that where the existing second means of egress is a narrow wood stair without a fireproof enclosure leading to the street, it is proposed to substitute a wide steel stair enclosed by fireproof partition leading through a public vestibule directly to the street; that it is felt that this appeal is justified in view of the special usage of the building; that the actual use is not that of a school where the number of occupants would be based on 15 persons per square foot of floor area; that the studios are used for musical instruction where the occupancy of each studio is confined to the teacher and pupil or small group of pupils studying individually or as a chamber music group; that for this reason, the proposed occupancy has been limited to 35 persons per floor; that the proposed work includes cutting through the party wall at each floor to connect existing building to the newly acquired building, the installation of the new stairway as described and partition changes as indicated on plans filed with this appeal.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 916-55, Objections 1 and 2, be and it hereby is *modified,* and the appeal be and it hereby is *granted* to permit the extension of the building addition to the west substantially as proposed and as indicated on plans filed with this appeal showing existing conditions marked, "Received, June 14, 1955" (5 sheets) and plans showing proposed conditions marked, "Received, June 28, 1955" (5 sheets) *on condition* that the building shall not be further increased in height or area and that the proposed extension and the existing buildings shall in all other respects comply with all laws, rules and regulations applicable thereto; that this varianee shall continue only so long as the buildings are occupied as connected as proposed, by the Mannes College of Music, Inc.

532-55-A

APPLICANT—Andrew J. Todaro, for Community Holding Corp., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—600 Douglaston parkway, southeast corner of 32nd avenue, Block 8031, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Alfred Todaro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1955, on Alt. App. 1560 of 1955, reads:

"1. Precast sidewall concrete panels and concrete buttresses not an approved method of construction. Secure Board of Standard and Appeal approval. 2.2.3 Bldg. Code.

"2. Storage of liquified chlorine within 50 ft. of the wall of a building used as a place of assembly is contrary to Sec. C19-95.0 Adm. Code."

WHEREAS, the applicant states that the premises consist of a lot 365 ft. front by 360 ft. in depth, located in a residence use, G area, Class 1½ height upon which there exists a three story, 37 ft. high class 3 constructed community club house building 56 ft. front by 102 ft. in depth, and three tennis courts and parking area, all in use as a community club house with an occupancy of 150 persons on the first floor; 50 persons on the second floor and 150 persons on the third floor and 50 persons in the basement; and

WHEREAS, it is now proposed to erect a swimming pool for proposed occupancy of 440 persons, an addition to a wading pool for use of the members of the club and their guests; and

WHEREAS, the applicant states that the proposed swimming pool will be 30 ft. by 75 ft. in area, constructed of prefabricated concrete construction of a type which has not

been approved by the Board; that in addition a 15 ft. by 30 ft. reinforced concrete wading pool will be installed; and

WHEREAS, the applicant contends as to the objection issued by the Borough Superintendent, relating to the use of chlorine in proximity to the club house, this objection is a technical one; that the chlorine will be stored in a fireproof room adjacent to the pool provided with a locked door, ventilated by fixed ventilation through the roof and by 144 sq. in. of fixed louvres in the door; that an open shower head will be installed fed from the domestic water supply with the head located over the chlorine cylinders and will be controlled by an easily operated valve located outside the door of the chlorine room; and

WHEREAS, the applicant contends as to the method of construction proposed for the swimming pool that it will consist of prefabricated slabs for the sidewalls keyed to a reinforced concrete mat and supported by a system of buttresses more fully described in the accompanying drawings and calculations filed with this appeal; and

WHEREAS, the applicant states that the proposed wading pool will be 15' ft. by 30 ft. in area, of reinforced concrete construction, conforming to the requirements of the administrative code as to construction; and

WHEREAS, the applicant states that the proposed swimming pool in question will be 30 ft. by 75 ft. in area, constructed of reinforced concrete floor, prefabricated reinforced steam cured concrete wall sections and prefabricated reinforced concrete buttresses as manufactured by Marietta Construction company; that the load factors from which the proposed swimming pool walls have been designed, both as to pressure of water from within and pressure of frozen saturated ground from without are within normal engineering safety factors, as is evidenced by calculations filed with this appeal; that the precast reinforced concrete wall section consistently tests at 4800 lbs. per sq. in., which is approximately 65% greater compressive strength than the average steel reinforced concrete swimming pool poured in place at approximately 2800 lbs. per sq. in.; that the Amcrete wall sections are poured flat and the tops of the panels, which become the inside surfaces of the pool walls, are steel troweled by hand, giving a dense finish to an already dense concrete; that in the manufacture of the wall sections by the Marietta Concrete corporation, the concrete mix is rigidly controlled; that the plant temperature is controlled; that all steel used inside the panels is welded together into one composite section and positioned in the form before the concrete is poured around it; that all fittings used in panels are bronze chromed; that vibration of panels is controlled at 19 seconds; that the neophene gaskets to be used between wall panels are manufactured by B. F. Goodrich company especially to resist action of chemicals in the swimming pool; that the bolts used to tie sections of the pool together will be ¾ in. galvanized American Standard bolts with more than sufficient strength and a wide safety factor to withstand any stress conditions that may occur in the proposed pool; and

WHEREAS, the applicant states that in construction of the pool, 12 in. thick extensions of the pool floor will be poured to act as supports for the precast buttresses; that anchor bolts will be cast into these support sections and the buttressed sections lowered into place, and wall sections then lowered on top of the pool floor and placed in keyways and bolted through the buttresses with bolts threading into inserts welded to interior steel in the panels; that each wall panel will be tongued or grooved to fit together with the neophene gasket inserted as the sections are bolted together to make the pool water-tight; that when the wall sections are lowered into place and lavelled, they will be grouted and waterproofed; that when completed the construction will be what is in essence a water-tight retaining wall.

Resolved, that the decision of the Borough Superintendent action on Alt. App. 1560/55, Objection 1 and 2, be and it hereby is *modified,* and the appeal be and it hereby is *granted* to permit the construction and maintenance of an outdoor swimming pool as proposed and as indicated on plans filed with this appeal marked, "Received, July 19, 1953" (23 sheets) and "July 25, 1955" (one sheet) *on condition* that the front of the premises shall be established as of 237th street; that all portions of the swimming pool shall be below grade and shall comply with the requirements for front yard as required in a "G" area district; and as to Objection No. 2, to permit the storage of liquified chlorine as proposed in a fireproof room, located where shown, for the storage of two tanks of liquid chlorine, each tank not exceeding one hundred five pounds; that such cylinders shall be at all times located in the chlorinator room and as shown on such plan marked, "Received, July 25, 1955" and shall be securely supported with non-ferrous metal straps and manifolded with a device as approved by the Board; that the chlorinator room shall be provided with a duct not less than 144 sq. in. in area leading from a point within six inches of the floor of the chlorinating room to a point not less than 10 ft. above the promenade grade; that such duct shall be provided with and exhaust fan of sufficient capacity to provide an exhaust of not less than four changes per hour and shall be so interconnected electrically with the pool circulating pump that the fan will be in operation at all times when the pool is in operation; that an equivalent area of fixed open louvres shall be provided in the lower portion of the door of the chlorine storage room; that there shall be an open shower head of not less than six inches in diameter installed over each chlorine cylinder and which head shall be fed by a one inch line of the domestic water supply of the building and controlled by a quick opening valve located away from the door to the chlorine room but on the outside of the building where it can be safely reached for controlling the water supply; that such valve shall be labelled to the satisfaction of the Fire Commissioner to state that it controls the water for flooding the chlorine cylinders; that the chlorinator room shall be kept locked; that a key of such room shall be filed with local city fire house and one in charge of the operator of the pump building; that upon the seasonal closing of the pool all chlorine shall be removed from the premises; that all empty chlorine cylinders shall be immediately removed from the premises and not allowed to be stored in the chlorinator room; that the operation of the pool shall be under the supervision of a person holding a certificate of fitness issued by the Fire Commissioner; that as to Objection 1 this variance shall not be deemed a general approval by the Board of the type of construction employed in the pool, nor as an approval of the mixing valve.

534-55-A

APPLICANT—Safeway Steel Scaffolds Supply Corp., for Chase Manhattan Bank, owner.

SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—28-40 Nassau street, west side, from Liberty street to Cedar street, 28 Liberty street and 43-65 Cedar street, Block 45, Lots 4, 5, 7 and 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Peter J. Reidy, W. W. Warner and John P. Jones.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 29, 1955 on B.N. Applic. 2064/55, reads:

"1. Height of scaffold as proposed exceeds that permitted under B.S. & A. Res. 965-41-SM and must

therefore be referred back to Board of Standards & Appeals."

and

WHEREAS, the applicant requests the Board to permit the erection of the scaffold to a height of 212 ft.; and

WHEREAS, the applicant contends that only 35% of the scaffold required will exceed a height of 125 ft. above base plate; that it is proposed to use a bent spacing of only 6 ft. instead of the allowable 10 ft. spacing for light duty scaffold; that computations for light duty scaffold as given in the resolution adopted by the Board under Cal. No. 965-41-SM indicate an allowable theoretical height of 410 ft. for bents spaced 9 ft. apart; that computations filed with this appeal by Purdy & Henderson Associates, Inc., indicate that the requested height of 215 ft. results in a load considerably less than that obtained by the test load described in Cal. No. 965-41-SM.

Resolved, that the decision of the Borough Superintendent acting on B.N. Applic. 2064/55, Objection 1, be and it hereby is *modified,* and the appeal be and it hereby is *granted* to permit the extra height of the scaffold as proposed and as shown on plans filed with this application marked, "Received, July 21, 1955" (4 sheets) supplementing plans previously filed marked, "Received, July 1, 1955" (2 sheets) *on condition* that the sidewalk bridge on all sides shall be of construction approved for 300 pounds per superficial foot; that there shall be an additional inner line of posts on adequate supports on all fronts of the building proposed to be razed to support the sidewalk bridge so that the scaffold supporting beams, shown on such plans marked, "Received, July 21, 1955", as cantilevered for a distance of approximately two feet so that there will be no portion of the sidewalk bridge on which the scaffolding rests that will have any girder or beam that is cantilevered and is not supported by posts properly resting on the sidewalk and on sufficient support below; that in all other respects the requirements of the resolution adopted under Cal. No. 965-41-SM shall be complied with.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Alexander Zamschnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1955, at 2 P. M., applicant to advice the Board as to repairing of the means of exit to Henry street. The applicant was advised that upon further inspection it was found that the passage to Henry street from the termination of the rear fire escape in disrepair and unsafe and not satisfactory for approval.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to September 27, 1955, at 2 P. M., for further investigation and study and for more complete statement as to type of paint or enamel used.

264-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to September 27, 1955, at 2 P. M., for further test.

265-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl), Floor Covering, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to September 27, 1955, at 2 P. M., for further test.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl), Floor Covering, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to September 27, 1955, at 2 P. M., for further test.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

APPEARANCES—

For Appplicant: None.

ACTION OF BOARD—Laid over to September 27, 1955, at 2 P. M., for further test.

489-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile, (flooring), approval of.

APPEARANCES—

For Applicant: Joseph F. Aiello.

ACTION OF BOARD—Laid over to September 27, 1955, at 2 P. M., for further test.

490-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

APPEARANCES—

For Applicant: Joseph F. Aiello.

ACTION OF BOARD—Laid over to September 27, 1955, at 2 P. M., for further test.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises .....

Name of concern .....

Building No. .....Story.....

FOREMAN OR PERSON IN CHARGE

Regular	Substitute
.....	.....

WATCHMAN

.....	.....
.....	.....

MALE SEARCHER

.....	.....

FEMALE SEARCHER

.....	.....

STREET ALARM BOX RUNNER

.....	.....

FIRE BRIGADE

.....	.....
.....	.....
.....	.....

EXIT GUARDS

.....	Exit.....	.....
.....	"	.....
.....	"	.....
.....	"	.....
.....	"	.....
.....	"	.....

SQUAD MONITORS

.....	Squad No.	1	.....
.....	"	" 2	.....
.....	"	" 3	.....
.....	"	" 4	.....
.....	"	" 5	.....
.....	"	" 6	.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience of notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

RULES

RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK ADOPTED BY THE BOARD OF STANDARDS AND APPEALS JULY 15, 1955, EFFECTIVE AUGUST 10, 1955.

(CAL. 958-47-SR VOL. II)

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail District. (a) In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of the first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry

RULES

cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "hereafter established" shall mean those dry cleaning establishments established after January 1, 1953.

1.5. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

1.6. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wearing apparel, textiles, fabrics or articles of any other sort.

1.7. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals.

2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings and obtain its approval. Any prior approval shall be a compliance with this rule.

2.2. The requirements of Rule 2.1. shall not apply to existing dry cleaning establishments.

2.3. No dry cleaning unit shall be installed unless such unit is approved by the Board of Standards and Appeals.

2.4. The use of any existing commercial premises, as defined in Article 4, Administrative Building Code, for any dry cleaning establishment shall not be deemed to be a Change of Occupancy within the meaning of Section C26-185.0 of the Administrative Building Code.

2.5. The dry load capacity of all dry cleaning units shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.

2.6. No dry cleaning solvent shall be used unless such solvent has been tested and rated by the Fire Commissioner.

2.7. It shall be unlawful in any dry cleaning unit approved by the Board to use any solvent having a flashpoint other than that for which the dry cleaning unit has been approved by the Board.

2.8. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

3.1. No hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles, but such area may include, in conjunction with the dry cleaning establishment, unless otherwise prohibited by law, ordinary storage, boilers, washing equipment, compressors, pumps and filtration equipment.

3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by lawful non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, and fur storage.

3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building, except that this Rule 3.2 shall not apply to those establishments created prior to the effective date of these Rules:

3.2.1. which is of wood frame construction;

3.2.2. which is classified as a public building pursuant to Section C26-235.0 of the Administrative Building Code;

3.2.3. any part of which establishment is within 20 feet of any public building, as defined in Section C26-235.0 of the Administrative Building Code.

Rule 4. Egress.

4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following, except that this Rule 5 shall not apply to those establishments created prior to the effective date of these Rules:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors of cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fireproof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one hour fireproof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire retarded with one-hour fire resistive material.

5.2. Non-fireproof enclosing partitions and ceilings within six feet of any dry cleaning unit shall be fire-retarded with one-hour fire resistive materials and doors and with two approved automatic wet pipe sprinkler heads located over the cleaning unit which may have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fireproof self-closing door or fireproof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishments any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commission under such conditions as he shall prescribe.

ule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following, except that this Rule shall not apply to those establishments created prior to the ffective date of these Rules:

6.1. Unless otherwise specifically exempted by law, no power or heating boiler shall be permitted in the same area or space where dry cleaning units are located unless such boiler or boilers shall be enclosed in a one-hour fireproof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishments or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assemply.

ule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the llowing:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.3. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

7.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide at least four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units, and such ventilation as is otherwise required by law.

8.2. All Class A dry cleaning establishments shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of all dry cleaning establishments whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof, street, yard or court grade on which it opens of the premises in which said establishment shall be located, and

(2) The exhaust shall be under static pressure by reason of a mechanical fan, and

(3) The terminal of the exhaust shall be at least five feet from any window or ventilating opening if said ventilating window or ventilating opening lies on the same plane as the exhaust terminal and when the ventilating windows, or other ventilating openings lie on a plane which faces in the direction of the exhaust terminal such terminal shall be at least 10 feet away from the same, and

(4) All direct equipment exhausts or vents shall be provided with mesh lint arrestors which shall be kept clean unless lint traps are provided on the units, and

(5) The requirements of subdivisions (1) and (3) of this Rule 8.3 shall not apply to those establishments created prior to the effective date of these Rules.

Rule 9. Operating Precautions.

9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments.

9.2. The proprietor of any Class A establishment shall furnish to any person cleaning out a dry cleaning unit an approved type respirator for his use during the process of cleaning out any such unit.

9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) days after date of publication of the rules as adopted.

Rule 12.

If any term, part or provision of any of the aforesaid Rules shall be held unconstitutional or ineffective in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts or provisions of these Rules.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

NOTICE

Copies of the Official Directory of the City of New York for the year 1955 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and Courts, are now on sale at the office of the Supervisor the City Record, Room 2213, Municipal Building, M hattan, New York 7, N. Y. Price One Dollar. Make ch or money order payable to "Supervisor of City Reco

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to app

Fifth, That the business of the Board is to dispose o cases promptly; therefore, no appeal or application be held in abeyance by reason of failure of the appel or applicant to file necessary data, or by any other me of delay.

Sixth, That no appeal or application will be accepted filing unless, at the time of filing, all papers, plans and required by law are supplied, as specified on the b appeal or application forms.

Applicants, under the building zone resolution, are titled to one copy of Form 7NO.

If they desire additional copies, for their own co nience in notifying proper owners, they may obtain copies at the office of the Board of Standards and App Room 1014, Municipal Building, Manhattan, at five each—postage to be added if the forms are forwarde mail.

2.05
EW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

THE LIBRARY OF THE
SEP 23 1955
UNIVERSITY OF ILLINOIS

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | September 6, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 36

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Docket.

Rules Directory.

Notice of Hearing Calendar.

Correction Affecting Calendar Number 876-50-SM.

Rules Relating to Smoking in Protected Portions of Factories, and in Special Classes of Occupancies.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to August 31, 1955

Cal. No. *Dept.* *Premises Affected*

624-55-BZ—H.B.Q.—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens, N.B. 3097-55 re gasoline service station, lubritorium, auto laundry, parking of cars waiting service; show windows.

625-55-SA—Huebsch Twin Cylinder (to tumble dry, washed clothing), manufactured by Huebsch Manufacturing Co., Division of American Laundry Machinery Co., Appliance.

626-55-SA—Huebsch 16 lb. Tumbler (to tumble dry washed clothing), manufactured by Huebsch Manufacturing Co., Division of American Laundry Machinery Co., Appliance.

627-55-SA—Detrex Dry Cleaning Process, Model 600-S, manufactured by Detrex Corp., Appliance.

628-55-A—F.D.—435 City Island avenue, west side, 151.26 ft. south of Bowne street, Block 5634, Lots 126, 127, 128 and 130, Borough of The Bronx, Order No. 5467-5.-yard hydrant system.

629-55-BZ—H.B.Bx.—1351-1399 Allerton avenue, north side, from Seymour avenue to Fish avenue, 2700-2710 Fish avenue and 2701-2707 Seymour avenue, Block 4530, Lots 1, 2, 5, 6 and 8, Borough of The Bronx, N.B. 1067-55—re storage garage, etc.; 1-550 gal. buried gasoline tank, 1 approved pump and two dwellings, etc.

630-55-BZ—H.B.B.—73-83 Henry street and 89-93 Pineapple street and 92 Orange street, southeast corner of Henry street, Block 227, Lots 5-10, 13, 32-34, Borough of Brooklyn, Alt. 2385-55—re parking of cars in restricted retail use district and partly in a residence use district.

631-55-A—F.D.—339 East 25th street, north side, 100 ft. west of 1st avenue; East 26th street, south side, 75 ft. west of 1st avenue and 433-443 1st avenue, southwest corner of East 26th street, Block 931, Lots 24, 31 and 35, Borough of Manhattan, Decision re Order No. 4311-5—re standpipe and sprinkler system, etc.

632-55-SM—RKL Building Specialties Co., Inc., Zinaloy Zinc Cavity Wall Tie, manufactured by RKL Building Specialties, Co., Inc., Material.

633-55-SM—Cafco Spray or Spray Don, (sprayed insulation), manufactured by United States Mineral Wool Co., Material.

634-55-SM—Yonkers Concrete Products Inc., Lightweight Concrete Blocks using Pumice as the aggregate manufactured by Yonkers Concrete Products Inc., Material.

635-55-A—H.B.Q.—50-24, 50-30 and 50-34 Deepdale place, west side, 105.73 ft. and 55.73 ft. and northwest corner of Thebes avenue, Block 8231, Lots 93, 96 and 99, Little Neck, Borough of Queens (under section 35, General City Law re premises within proposed widening of mapped streets), N.B. 4247, 4248, 4249-52.

636-55-BZ—H.B.B.—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn, N.B. 1555-55—re gasoline service station, auto washing, repairs, office and sales; curb cut; show windows.

637-55-A—H.B.B.—2939-2410 Ocean parkway, east side, 238 ft. 6 in. south of Neptune avenue, Block 7284, Lot 85, Borough of Brooklyn, Alt. 248-55—reframe building, etc.

638-55—BZ—H.B.Q.—158-17 to 160-07 Union turnpike, north side, 125 ft. 2 in. east of Parsons boulevard and 158-24 to 160-02 79th avenue, Block 6831, Lot 36, Jamaica, Borough of Queens, N.B. 2100-55—re stores, restaurant and offices; area excessive.

639-55-A—H.B.B.—81-85 4th avenue, east side, 20 ft. south of St. Marks avenue, Block 934, part of Lot 7, Borough of Brooklyn, N.B. 261-54—re live load; stairway.

640-55-A—F.D.—1424-1434 West Farms road, east side, 35 ft. north of Jennings street, Block 3017, Lot 60, Borough of The Bronx, Decision re Order No. 4522-5—re storage of Benzoyl Peroxide storage; provide storage structure, etc.

641-55-BZ—H.B.M.—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1135, Lot 11, Borough of Manhattan, Alt. 912-55—re dancing and cabaret in a residence use district.

642-55-SA—Browning Liquid Fuel Cutting Torch, Types U-15A, manufactured by Worcester Taper Pin Co., Appliance.

643-55-SA—National Gas-fired Tenter Frame Housing (gas-burning dryer), Models SR-7-54-216G SP, manufactured by National Drying Machinery Co., Appliance

---

644-55-SM—Preload Prestressed Concrete Tank, for liquids and dry materials, manufactured by The Preload Co., Inc., Material.

645-55-SM—Reynolds Aluminum Acoustical Ceiling System—Pan Type (suspended acoustical ceilings), manufactured by Reynolds Metals Co., Material.

646-55-SA—Welbilt Insulated Gas Ranges, Models 5520, 5521, 5522, 5525, 5527, 5530, 5531, 5532, 5537, 5563, 5565, 5567, 5568, 5569, 5575, 5578, 5579, 5583, 5584, 55850, 55860, 55870, 55880, 5589, 5593, 5594, 55950, 55960, 55970, 55980, GB-502, GB-5020, GB-504, GB-5040, GB-506 and GB-5060, manufactured by Welbilt Corp., Appliance.

CALENDAR

647-55-SM—Celotex Steelacoustic Ceiling Panels (ceiling finish that provides acoustical absorption), manufactured by The Celotex Corp., Material.

648-55-SM—Celotex Cavity Tile (ceiling finish that provides acoustical absorption), manufactured by The Celotex Corp., Material.

649-55-A—H.B.M.—101-105 Lafayette street and 99-101 Walker street, southeast corner, Block 197, Lot 7, Borough of Manhattan, Alt. 748-55—re egress, etc.

650-55-BZ—H.B.Q.—86-17 Avon street, east side, 160 ft. south of Dalny road, Block 9951, Lot 19, Jamaica Estates, Borough of Queens, Alt. 963-54—re proposed 2 family occupancy G1 area district.

651-55-A—H.B.Q.—143-18 84th avenue, south side, 145.26 ft. east of Daniels street, Block 9737, Lot 115, Kew Gardens, Borough of Queens, Alt. 415-54—re review of borough superintendent decision re conversion to 2 family residence.

652-55-BZ—H.B.Q.—219-42 Jamaica avenue, south side, 176.42 ft. east of Springfield boulevard, Block 10789, Lot 27, Queens Village, Borough of Queens, Alt. 1300-55—re access to factory across retail use district.

653-55-BZ—H.B.Q.—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens, N.B. 2644-55—re gasoline service station, public garage, repair shop.

654-55-BZ—H.B.B.—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn, Alt. 648-55—re change in occupancy from warehouse on all floors to 1st floor-store; 2nd, 3rd and 4th floors for factory use, residence use district.

655-55-A—H.B.B.—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn, Alt. 648-55—re exits, etc.

656-55-BZ—H.B.B.—295 Hicks street, east side, 198 ft. north of State street, Block 261, Lot 9, Borough of Brooklyn, Alt. 2019-55—re parking of motor vehicles in a residence use district.

657-55-BZ—H.B.B.—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder avenue, Block 4731, Lot 42, Borough of Brooklyn, Alt. 2360-55—re restaurant bar cabaret and parking; area excessive.

658-55-BZ—H.B.B.—1980-1986 Bergen street, south side, 275 ft. west of Hopkinson avenue, Block 1453, Lot 26, Borough of Brooklyn, Alt. 1491-55—re change in occupancy from wet wash laundry, boiler room to dyeing of cashmere, nylon, etc.

659-55-A—H.B.M.—332 Broadway, east side, 5 ft. 3 in. south of Worth street, Block 157, Lot 7, Borough of Manhattan, B.N. 1337-55—re egress, etc.

660-55-A—H.B.B.—255 North 7th street, north side, 150 ft. west of Havemeyer street, Block 2322, Lot 28, Borough of Brooklyn, Alt. 686-55—re proposed class III construction—repair shop, office and boiler room in 2 story building.

661-55-A—H.B.B.—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn, Alt. 1145-55—re frame extension; exit; stairs.

662-55-BZ—H.B.Bx.—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx, Alt. 566-55—re nonconforming use (store) in a residence use district.

663-55-A—H.B.Bx.—2074 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx, Alt. 566-55—re frame building (store) extension of.

664-55-BZ—H.B.Bx.—1421 Pelham parkway and 2201-2207 Morgan avenue, northwest corner, Block 4384, Lot 1, Borough of The Bronx, N.B. 721-55—re setback, etc.; area excessive.

665-55-BZ—H.B.Bx.—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of the Bronx, Alt. 498-55—re repair shop in residence use district.

666-55-BZ—H.B.Bx.—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx, N.B. 1196-55—re proposed 12-story dwelling contrary to Section 8(d) of the zoning resolution.

667-55-BZ—H.B.Q.—141-49 Coolidge avenue and 82-11 to 82-19 Main street, northeast corner, Block 6639, Lot 51, Jamaica, Borough of Queens, Alt. 822-55—re proposed porch on Main street, contrary to area requirements, residence use, G-1 area district.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A

CALENDAR

		Last Publication
Factory Exit Rules	Feb.	22, 1955.
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, etc.	April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning,* September 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.
SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.
PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests for adjournment.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

Laid over from July 19, 1955 to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

Laid over from July 19, 1955, to September 13, 1955, at the request of an objector.

680-41-BZ—Vol. II

APPLICANT—Max Horn, for William Jordan, owner.
SUBJECT—Application reopened July 19, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—167-179 Beach 61st street, northwest corner of Larkin avenue, Block 389, part of Lots 26, 28, 30, 32 and 35, Arverne, Borough of Queens.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.
SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.
PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940 Lot 1, Flushing, Borough of Queens.

CALENDAR

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owner.

SUBJECT—Application reopened May 17, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.

PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan.

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

96-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Alex Eisenberg, owner (Sunnydale Farms, Inc., lessee).

SUBJECT—Application reopened May 10, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and business use district the extension in use and area of buildings to existing milk processing and distribution plant to include; milk depot, loading and unloading, refrigerator, repairs, garage, gasoline storage tanks, and the parking of owners truck and employees cars on open portion of plot.

PREMISES AFFECTED—240-284 Malta street, southwest corner of Stanley avenue, Block 4304, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon,* September 13, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

OWNER OF PREMISES—1765 Bushwick Avenue Corporation.

SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

157-48-A Vol. II

APPLICANT—Abraham Farber, for Shelbar Realty Corp., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Jamaica, Borough of Queens.

330-55-A

APPLICANT—Kahn and Jacobs, for Joseph Schlitz Brewing Co., owner.

SUBJECT—Application April 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—105-119 Evergreen avenue and 105-127 Jefferson street, northeast corner, Block 3156, part of Lot 75 and Block 3163, Lots 1-3, 5, 7, 8, 10-16, 49-51 and 53-57, Borough of Brooklyn.

412-55-A

APPLICANT—Brusco Coal and Fuel Oil Co., Inc., owner.

SUBJECT—Application May 20, 1955—Re: Transportation of #2 and #4 Fuel Oil in Tank Truck in New York City (capacity of tank in excess of Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolu-

CALENDAR

tion, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

Laid over from June 21, 1955 to June 28, 1955, for decision of the borough president; then to July 12, 1955, at request of applicant; then to September 20, 1955, at request of the applicant and for filing of a decision of the borough superintendent.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; then to September 20, 1955, for further consideration.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application reopened and restored to docket June 1, 1955—re (decision of the borough superintendent) previously withdrawn, under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co. owner (Michael Gaglio, lessee).

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.

PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

341-55-BZ

APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).

CALENDAR

SUBJECT—Application April 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons, of A. & P. market.
PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

377-55-BZ

APPLICANT—Noah N. Sherman and Joseph Lau, for Esso Standard Oil Co., and 2407 Boston Road Corp., owners.
SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include car washing, state inspection station, motor vehicle repairs, front end alignment, storage and sale of accessories and office.
PREMISES AFFECTED—2335-2407 Boston road, west side, from White Plains road to Waring avenue, Block 4346, Lots 58, 62 and 69, Borough of The Bronx.

430-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Goldner Building Corp., owner.
SUBJECT—Application May 27, 1955—re (decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.
PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, Lot 34, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 20, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

940-54-SA

APPLICANT—Drake Equipment Company, Inc., owner.
SUBJECT—Application December 3, 1954—Drake Commercial Clothes Dryer, Model S, Approval of.

198-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Counterflow Oil-fired Warm air furnace, approval of.

547-54-SA

APPLICANT—Roberts-Gordon Appliance Corp., owner.
SUBJECT—Application June 23, 1954—Multuri Horizontal Gas-fired Burner, approval of.

77-55-SM

APPLICANT—John M. Siarium agent for General Filters Inc., owner.
SUBJECT—Application February 1, 1955—General Filters Inc., Water Trap Model 90, approval of.

463-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).
SUBJECT—Application June 1, 1954—Olson Gas-fired Space Heater, Model GU-300 through 2000, approval of.

300-55-SM

APPLICANT—Alpha Portland Cement Company, owner.
SUBJECT—Application April 4, 1955—Alpha Portland Cement, Types I-A, II-A and III-A (air entraining cements), approval of.

790-54-SM

APPLICANT—Insulite Division of Minnesota and Ontario Paper Co., owner.
SUBJECT—Application October 8, 1954—Insulite Roof Deck, 1½", 2" and 3", approval of.

208-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application March 4, 1955—Gilbarco Gasoline Dispensers, Models 924B, 914B, 924BRC and 914BRC, approval of.

72-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application February 1, 1955—Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single), approval of.

567-54-SA

APPLICANT—Iron Fireman Corp., for Iron Fireman Manufacturing Co., owner.
SUBJECT—Application March 18, 1954—Iron Fireman Radiant Inshot Gas Burner, Model GBH, approval of.

443-55-SM

APPLICANT—F. E. Shundler & Company, Inc., owner (William A. Burr, agent).
SUBJECT—Application May 23, 1955—Shundler Acoustical Perlite Tile, (fire resistant acoustical material), approval of.

488-55-SM

APPLICANT—Whitehall Cement Manufacturing Company, owner.
SUBJECT—Application June 6, 1955—Whitehall Air-Entraining Cement, Type IA and IIIA, approval of.

468-49-SM

APPLICANT—North American Cement Corp., owner.
SUBJECT—Application June 1, 1949—North American Portland Cement (air entraining) Type IA and IIA, approval of.

210-55-SM

APPLICANT—Joseph Platzker, for The Glidden Company, owner.
SUBJECT—Application March 10, 1955—Duo-Tex (fire retardant paint), approval of.

554-52-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re Metal Floor Runner (base runner for partitions of various width); previously approved.

257-39-SM Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Metal Lath and Lathing Accessories as follows: USG. Color-Rite Diamond Mesh Lath; USG Color-Rite 4-Mesh Z Riblath; USG B-V Riblath, USG Resilient Clips Nos. 100, 200, 300, 400 and 500; USG ⅜" Riblath; USG ¾" Riblath; USG Sheetlath; USG 4A, 1A, 2A, 12A, 5A, 10A, 14A Corner Beads; USG 9A Corner Bead Clips; USG 3A, 6A and 7A Base Screeds, USG 8A Picture Mould; USG Cornerite; USG Striplath; USG Nos. 4 and 6 Metal Casings; USG Ceiling Runner and Attachment Clips; USG Wall Ties (corrugated); USG Attachment Clips;USG Hanger Wire; USG Tie Wire; USG Cold Rolled Channels, ¾" and 1½"; USG Expanded Metal Stucco Mesh; (USG Metal Base System for Solid Metal lath, Rocklath, and plaster, Pyrobar or 2" solid sheetrock laminated partitions); previously approved.

CALENDAR

556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Trussteel Studs; previously approved.

189-55-A

APPLICANT—Roux Distributing Co., Inc., lessee (110 East 53rd Street Corp., owner).

SUBJECT—Application March 2, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.

SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

475-54-A

APPLICANT—Alexander Zamschniek, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

238-46-A

APPLICANT—Robert J. Reiley, For R. C. Church of St. Thomas Aquinas, owner.

SUBJECT—Application reopened July 12, 1955 for consideration as to extension of term of varianee—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1530 Coleman street, west side, 226 ft. 3⅞ in. south of Flatlands avenue, Block 7859, Lot 58, Borough of Brooklyn.

717-51-A Vol. II

APPLICANT—James Whitford, Jr., for United Brethren Church on Staten Island, owner.

SUBJECT—Application reopened July 6, 1955—as Vol. II —re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2205 Richmond road, southeast corner of Todt Hill road, Block 934, Lot 17, New Dorp, Borough of Richmond.

140-52-A Vol. II

APPLICANT—M. Martin Elkind, for Geriatric Properties, Inc., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-15 Parsons boulevard, east side, 100.11 ft. south of 35th avenue, Block 5003, Lot 6, Flushing, Borough of Queens.

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.

SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

564-53-A

APPLICANT—Brown and Matthews, Inc., for Farrand Optical Co., owner.

SUBJECT—Application July 29, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4401 Bronx boulevard, west side, 260.51 ft. north of Nereid avenue, Block 5065, Lot 60, Borough of The Bronx.

686-54-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.

SUBJECT—Application August 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-32 West 21st street, south side, 400 ft. east of Avenue of The Americas (6th), Block 822, Lot 58, Borough of Manhattan.

432-55-A

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 27*, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

166-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 27, 1955, applicant to file new application, new authorization of owner and new decision of the borough superintendent in view of the change in zoning, and new notices to property owners for that date.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible aequisition on subject site for approach to Throggs Neck Bridge.

CALENDAR

862-51-BZ Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.

PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

932-54-BZ

APPLICANT—Henry Nordheim, for Jacob Tutnauer, owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the retail use district portion of lot located in a residence and retail use district the change in occupancy of one store to manufacturing use.

PREMISES AFFECTED—1162-1168 Colgate avenue and 1460 Westchester avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.

PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.

85-55-BZ

APPLICANT—Saul S. Sharison, for Music Realty Inc., owner.

SUBJECT—Application February 7, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from class A multiple dwelling, to residence (one family) and general offices and offices for a music publishing house.

PREMISES AFFECTED—417 West 50th street, north side, 250 ft. west of 9th avenue, Block 1060, Lot 22, Borough of Manhattan.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th street, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 27, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

264-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

265-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.

489-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile (flooring), approval of.

490-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

CALENDAR

SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

7-55-A
APPLICANT—Florence Rand, owner.
SUBJECT—Application January 5, 1955—re Appeal from a decision of the borough superintendent, (under section 35, General City Law re premises in bed of mapped street—Atlantic avenue).
PREMISES AFFECTED—94-66 158th street, south side, 22.45 ft. west of Atlantic avenue, Block 10109, Lot 30, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 4, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

804-54-BZ
APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

350-54-A
APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

367-53-BZ
APPLICANT—Reginald S. Hardy, for Constance Counes, owner.
SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 24, 1955, as they appeared in Bulletin No. 22, Vol. 40, are hereby corrected to read as follows:

876-50-SM
APPLICANT—Exit Lock Co., Inc., Division of C. D. Wailes Corp., owner-manufacturer.
SUBJECT—Application September 25, 1950—re Exit Lock Co., Inc. Fire Exit Lock Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E and A6E, approval of.
APPEARANCES—
For Applicant: John M. Burke and Richard W. Foster.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test with the limitations therein stated.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly ... 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 876-50-SM
Subject: Fire Exit Lock, Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E and A6E, approval of.

Exit Lock Company, Inc., Los Angeles, filed September 25, 1950 an application with the Board of Standards and Appeals for approval of the Fire Exit Lock, Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E, A6E, B1 and B2, under the provisions of Section 272 of the Labor Law and C26-285.0 Administrative Building Code.

Purpose

A break glass operated lock for emergency opening of an exit door.

Description

The lock is a door fastening device which is installed on the inner side of a door and which may be opened by pressing a lever that breaks a glass there by actuating the releasing device.

The device, as submitted, consists of the following:

1. Housing—a bronze casting 1/8" in thickness and measuring 4¼" wide by 8⅜" high. An open grill at the top houses a bell guard. The glass panel 1¾" x 3½" x 3/32" held in cast bronze frame secured to the housing from the inside. There is an opening $1\frac{1}{16}$" x $1\frac{5}{16}$" in the front wall of the housing behind the glass panel.

2. Base—bronze casting 1/8" thick, having integrally cast, wedge-shaped lugs to serve as yoke guides, latch bolt guide lugs and yoke holding block lug. A hole in the latter engages a screw or pin inside the housing and serves to hold the housing in place at the left side. The other side is screwed to the latch bolt guide lugs. The yoke guide wedges are provided brass plates screwed in place.

3. Yoke—bronze casting 1/8" thick, it is in the form of an open rectangular frame having an upturned flange at the right edge to which the springs are attached and which also engage the latch bolt plate. The raised portion receives the blow when the glass is broken. The left edge of the yoke is held in the cocked position by the block after the yoke is

pulled over to the right and its left side raised so as to bring its upper and lower edges up against the guides. This cocking of the yoke stretches the springs.

4. Latch bolt—bronze bolt 1 1/8" high, 7/8" wide and 7/16" thick and has a throw of 7/16". The plate attached to the left end of its guide rod is engaged by the yoke for emergency release and also by the cylinder for key operation.

5. Bell—3 inch bell driven by a clock type driving spring.

6. Striker and Striker Arm—the striker on the original models (A1 through A5E) was a 1½" inch diameter plate attached to a 1-inch striker arm. The striker on the B1 and B2 has been increased to 5 inch diameter plate attached to a 1'-0" striker arm.

7. Operation—when a blow is applied to the striker, the glass is broken and the yoke is pushed back against the base plate. This motion releases it from a holding block and permits the spring to draw it over to the left. In so doing it engages a block attached to the latch bolt rod and withdraws the latch bolt thus unlocking the door. This motion also swings bell release lever causing bell to ring.

Inspection and Test

An exit lock model A was inspected and tested at the office of the Board by Comm. E. W. Kleinert and Asst. Engr. J. A. Darts, Committee on Test and it was found that considerable static pressure approximately 100 lbs. by hand was required in order to break the glass.

The device Model A has been approved by the Underwriters Laboratory under application No. 50C1551 and by the New York State Board of Standards and Appeals under application No. 1498, Approval No. 4021.

A request was made to the New York State Board of Standards and Appeals regarding the approval of this device with particular reference to Section 272 of the Labor Law.

The interpretation of Section 272 of the Labor Law by the New York State Board of Standards and Appeals is as follows:

"A fire door is locked, bolted or fastened unless it is readily openable from the inside without the use of a key or any special knowledge or effort.

"Draw bolts, hooks, bars or power attachments require special knowledge but panic bolts or door knobs do not.

"The subject device has been considered to be in category of a panic bolt requiring no special knowledge or effort for its operation.

"The following is also an Administrative interpretation of this section of this law:

"The door used as the main entrance to the factory by the public or by the employees is required to be openable from both sides and is considered as locked unless so openable. Entrance doors, other than the main entrance door may be openable from the inside only by the use of panic bolts or door knobs.

"This device would, therefore, not be acceptable at main entrances. However, the nature of the device is such that it is not likely that it would be proposed at main entrance doors."

The applicant has also submitted a letter dated February 23, 1954 which states:

"Further, the case of the lock has been recently changed from brass to aluminum (the working parts are still brass) specifically to insure that, in case of the remote possibility of locks failing to operate in an emergency the case will give way under pressure and allow the door to open. This additional security factor makes it certain that under any and all circumstances, instant egress will be available in time of emergency."

It was due to the fact that the static pressure required to operate the lock was approximately 100 lbs. that the applicant submitted the Model B1 and B2 with the larger striker plate and arm, as herein described, and also a redesign of the glass panel, the panel now being of thinner glass and also being scored directly under the striker.

On test is was found that, due to the longer lever arm of the striker arm, the static pressure required to operate the lock was reduced from 100 lbs. to 10 lbs., in a horizontal direction.

Recommendation

On the basis of the inspection and test, the data filed by the applicant and the interpretation of Section 272 of the Labor Law by the New York State Board of Standards and Appeals, the Committee on Test recommends the approval of the Fire Exit Lock Model B1 and B2, having a striker and striker arm as herein described, for use in New York City (1) under the provisions of C26-285.0 Administrative Building Code and (2) in specific cases, subject to a variation by the Board in such cases, under Section 272, Par. 3 of the State Labor Law provided the device bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 876-50-SM."

(Sgd.) Harris H. Murdock,
Chairman,
Edwin W. Kleinert,
Commissioner,
John A. Darts,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

---

*Correction—Reference to (3) deleted in the 9th line under *Recommendation,* in the Report of Committee on Test.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

THE LIBRARY OF THE OCT 10 1955 ILLINOIS

Vol. XL | Subscription $10.00 a year | September 13, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 37

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Petitions and Certiorari Orders Served on the Board of Standards and Appeals.

Court Decisions.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Corrections Affecting Calendar Numbers 187-52-BZ—Vol. II and 917-54-BZ.

PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On August 18, 1955, Copy of Petition and Order of Certiorari was served on the Board by Sparago & Sparago, attorneys for Samuel Borden, Hyman Herringman, Julius Blackman and William Sparago, owners, seeking a review of the Board's denial of their application under Section 7f of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and an office, for a term of fifteen years, on July 19, 1955; Cal No. 133-55-BZ; Premises 3393-3406 Nostrand Avenue, west side, 200 ft. north of Avenue U, Borough of Brooklyn.

* * * * * *

On August 23, 1955, Copy of Petition and Order of Certiorari was served by Joseph DiDomenico, attorney for Edith Cipis, objecting property owner, seeking a review of the Board's determination on July 12, 1955, granting a variance under Sections 7f, 7e, 7i and 7A of the Zoning Resolution, to permit in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories, and an office, with show windows nearer the residence use district than is permitted; Cal. No. 38-55-BZ; premises 534-544 Coney Island Ave., southwest corner of Hinckley Place, Borough of Brooklyn.

* * * * * *

On August 30, 1955, Copy of Petition and Order of Certiorari was served on the Board by Herbert J. Wallenstein, attorney for Samuel Bruckenstein, et al, objecting property owners, seeking a review of the Board's determination on July 26, 1955, granting a variance under Sections 7e and 7h of the Zoning Resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage repairs, storage and sale of accessories and an office, and to permit the parking and storage of motor vehicles on unbuilt-upon portion of lot; Cal No. 170-55-BZ; Premises 701-707 Soundview Avenue, intersection of Soundview, St. Lawrence and Seward Avenues, Borough of The Bronx.

* * * * * *

On August 25, 1955, Copy of Petition and Order of Certiorari was served on the Board by John J. Flynn, attorney for Vanlib Realty Corp. (owner) and Sun Oil Company, seeking a review of the Board's denial of their application under Sections 7f and 7A, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and an office, with a curb cut nearer the residence use district than is permitted; Cal. No. 942-54-BZ; Premises 144-21 Liberty Avenue and 138-34 to 138-52 Lloyd Road, northwest corner, Jamaica, Borough of Queens.

* * * * * *

On August 15, 1955, Copy of Petition and Order of Certiorari was served on the Board by William J. Calise, attorney for 1318 Fifth Avenue Corporation, owner, and Lawrence Blau, lessee, seeking a review of the Board's denial of their application on July 6, 1955, to permit under Sections 7f, 7i and 7h of the Zoning Resolution, in a retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and an office, and to permit the parking and storage of motor vehicles waiting to be serviced; Cal. No. 249-33-BZ, Volume III; Premises 1310-1312 Fifth Avenue and 1 West 110th Street, Borough of Manhattan.

* * * * * *

On August 30, 1955, Copy of Petition and Order of Certiorari was served on the Board by Sidney S. Levitt, attorney for petitioners—Harold Smith and Frances Smith, objecting property owners, seeking a review of the Board's determination on July 19, 1955, granting a variance under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and an office, and the parking of cars waiting to be serviced; Cal. No. 14-55-BZ; Premises 1427-1429 Edward L. Grant Highway, southeast corner of Plimpton Avenue, Borough of The Bronx.

* * * * * *

(*Continued on page* 1399)

CALENDAR

DOCKET

New Cases filed up to September 6, 1955

Cal. No. *Dept.* *Premises Affected*

668-55-A—H.B.M.—212 Broadway and 165 Fulton street, northeast corner, Block 89, Lot 12, Borough of Manhattan, Alt. 418-55—re fire escape not acceptable as second means of egress.

669-55-BZ—H.B.Q.—124-20 Jamaica avenue and 87-02 to 87-18 125th street, southwest corner, Block 9333, Lot 7, Richmond Hill, Borough of Queens, Alt. 1663-55—re lumber yard, storage, parking, etc. in business and residence use district.

670-55-A—H.B.Q.—124-20 Jamaica avenue and 87-02 to 87-18 125th street, southwest corner, Block 9333, Lot 7, Richmond Hill, Borough of Queens, Alt. 1663-55—re frame structure, etc.

671-55-BZ—H.B.B.—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn, N.B. 1657-55—re gasoline service station, lubritorium, car washing, office, sales, storage and parking, etc.

672-55-SM—August Steindl Pre-Cast Stone Steps, manufactured by August Steindl, Material.

673-55-BZ—H.B.B.—5802-5824 Church avenue and 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn, N.B. 1675-55—re gasoline service station, automatic auto laundry, repair shop, parking of cars.

674-55-BZ—H.B.M.—1920-1924 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan, N.B. 137-55—re gasoline service station, lubritorium, minor auto repairs, car washing, storage room, etc.; curb cuts; show windows.

675-55-BZ—H.B.Q.—116-32 (116-14 to 116-46) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens, N.B. 2948-55—re gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, parking and storage.

676-55-BZ—H.B.Q.—208-24 Northern boulevard and 45-02 to 45-10 Oceania street, southwest corner, Block 7305, Lot 30, Bayside, Borough of Queens, Alt. 1457-55—re change in use of auto showrooms, office, parking of motor vehicles, etc.

677-55-A—H.B.B.—269 Dumont avenue, north side, 24 ft. 6 in. west of Rockaway avenue, Block 3560, Lot 48, Borough of Brooklyn, Alt. 510-55—re multiple dwelling—rear yard.

678-55-BZ—H.B.B.—8501-8523 19th avenue and 1901-1911 86th street, northeast corner and 1902-1910 85th street, Block 6345, Lots 1, 6, 9 and 11, Borough of Brooklyn, Alt. 2865-55—re extension of existing banking building and parking of patrons cars—no fees charged, etc.

679-55-BZ—H.B.Q.—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens, N.B. 3035-55—re storage stores, loading and unloading, parking of patrons cars (no fee charged), etc.

680-55-A—H.B.Q.—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens (under section 36, General City Law—re premises no fronting on legal street—168th street).

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Aug.	2, 1955—Vol. 40, No. 31
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, etc. ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

CALENDAR

SEPTEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning,* September 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.
SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.
PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.
Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.
Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests for adjournment.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.
Laid over from July 19, 1955 to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.
Laid over from July 19, 1955, to September 13, 1955, at the request of an objector.

680-41-BZ—Vol. II

APPLICANT—Max Horn, for William Jordan, owner.
SUBJECT—Application reopened July 19, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—167-179 Beach 61st street, north west corner of Larkin avenue, Block 389, part of Lots 26, 28, 30, 32 and 35, Arverne, Borough of Queens.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.
SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.
PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owner.
SUBJECT—Application reopened May 17, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.
PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.
PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.
SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.

CALENDAR

PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan.

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

96-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Alex Eisenberg, owner (Sunnydale Farms, Inc., lessee).

SUBJECT—Application reopened May 10, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and business use district the extension in use and area of buildings to existing milk processing and distribution plant to include; milk depot, loading and unloading, refrigerator, repairs, garage, gasoline storage tanks, and the parking of owners truck and employees cars on open portion of plot.

PREMISES AFFECTED—240-284 Malta street, southwest corner of Stanley avenue, Block 4304, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon,* September 13, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

OWNER OF PREMISES—1765 Bushwick Avenue Corporation.

SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

157-48-A Vol. II

APPLICANT—Abraham Farber, for Shelbar Realty Corp., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Jamaica, Borough of Queens.

330-55-A

APPLICANT—Kahn and Jacobs, for Joseph Schlitz Brewing Co., owner.

SUBJECT—Application April 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—105-119 Evergreen avenue and 105-127 Jefferson street, northeast corner, Block 3156, part of Lot 75 and Block 3163, Lots 1-3, 5, 7, 8, 10-16, 49-51 and 53-57, Borough of Brooklyn.

412-55-A

APPLICANT—Brusco Coal and Fuel Oil Co., Inc., owner.

SUBJECT—Application May 20, 1955—Re: Transportation of #2 and #4 Fuel Oil in Tank Truck in New York City (capacity of tank in excess of Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

CALENDAR

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

Laid over from June 21, 1955 to June 28, 1955, for decision of the borough president; then to July 12, 1955, at request of applicant; then to September 20, 1955, at request of the applicant and for filing of a decision of the borough superintendent.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; then to September 20, 1955, for further consideration.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application reopened and restored to docket June 1, 1955—re (decision of the borough superintendent) previously withdrawn, under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co. owner (Michael Gaglio, lessee).

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.

PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

341-55-BZ

APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).

SUBJECT—Application April 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons, of A. & P. market.

PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

377-55-BZ

APPLICANT—Noah N. Sherman and Joseph Lau, for Esso Standard Oil Co., and 2407 Boston Road Corp., owners.

SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include car washing, state inspection station, motor vehicle repairs, front end alignment, storage and sale of accessories and office.

PREMISES AFFECTED—2335-2407 Boston road, west side, from White Plains road to Waring avenue, Block 4346, Lots 58, 62 and 69, Borough of The Bronx.

430-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Goldner Building Corp., owner.

SUBJECT—Application May 27, 1955—re (decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.

PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, Lot 34, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 20, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 20, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

940-54-SA
APPLICANT—Drake Equipment Company, Inc., owner.
SUBJECT—Application December 3, 1954—Drake Commercial Clothes Dryer, Model S, Approval of.

198-55-SA
APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Counterflow Oil-fired Warm air furnace, approval of.

547-54-SA
APPLICANT—Roberts-Gordon Appliance Corp., owner.
SUBJECT—Application June 23, 1954—Multuri Horizontal Gas-fired Burner, approval of.

77-55-SM
APPLICANT—John M. Siarium agent for General Filters Inc., owner.
SUBJECT—Application February 1, 1955—General Filters Inc., Water Trap Model 90, approval of.

463-54-SA
APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).
SUBJECT—Application June 1, 1954—Olson Gas-fired Space Heater, Model GU-300 through 2000, approval of.

300-55-SM
APPLICANT—Alpha Portland Cement Company, owner.
SUBJECT—Application April 4, 1955—Alpha Portland Cement, Types I-A, II-A and III-A (air entraining cements), approval of.

790-54-SM
APPLICANT—Insulite Division of Minnesota and Ontario Paper Co., owner.
SUBJECT—Application October 8, 1954—Insulite Roof Deck, 1½", 2" and 3", approval of.

208-55-SA
APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application March 4, 1955—Gilbarco Gasoline Dispensers, Models 924B, 914B, 924BRC and 914BRC, approval of.

72-55-SA
APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application February 1, 1955—Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single), approval of.

567-54-SA
APPLICANT—Iron Fireman Corp., for Iron Fireman Manufacturing Co., owner.
SUBJECT—Application March 18, 1954—Iron Fireman Radiant Inshot Gas Burner, Model GBH, approval of.

443-55-SM
APPLICANT—F. E. Shundler & Company, Inc., owner (William A. Burr, agent).
SUBJECT—Application May 23, 1955—Shundler Acoustical Perlite Tile, (fire resistant acoustical material), approval of.

488-55-SM
APPLICANT—Whitehall Cement Manufacturing Company, owner.
SUBJECT—Application June 6, 1955—Whitehall Air-Entraining Cement, Type IA and IIIA, approval of.

468-49-SM
APPLICANT—North American Cement Corp., owner.
SUBJECT—Application June 1, 1949—North American Portland Cement (air entraining) Type IA and IIA, approval of.

210-55-SM
APPLICANT—Joseph Platzker, for The Glidden Company, owner.
SUBJECT—Application March 10, 1955—Duo-Tex (fire retardant paint), approval of.

554-52-SM
APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re Metal Floor Runner (base runner for partitions of various width); previously approved.

257-39-SM Vol. II
APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Metal Lath and Lathing Accessories as follows: USG. Color-Rite Diamond Mesh Lath; USG Color-Rite 4-Mesh Z Riblath; USG B-V Riblath, USG Resilient Clips Nos. 100, 200, 300, 400 and 500; USG ⅜" Riblath; USG ¾" Riblath; USG Sheetlath; USG 4A, 1A, 2A, 12A, 5A, 10A, 14A Corner Beads; USG 9A Corner Bead Clips; USG 3A, 6A and 7A Base Screeds, USG 8A Picture Mould; USG Cornerite; USG Striplath; USG Nos. 4 and 6 Metal Casings; USG Ceiling Runner and Attachment Clips; USG Wall Ties (corrugated); USG Attachment Clips;USG Hanger Wire; USG Tie Wire; USG Cold Rolled Channels, ¾" and 1½"; USG Expanded Metal Stucco Mesh; (USG Metal Base System for Solid Metal lath, Rocklath, and plaster, Pyrobar or 2" solid sheetrock laminated partitions); previously approved.

556-50-SM
APPLICANT—United States Gypsum Company, owner-manufacturer.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Trussteel Studs; previously approved.

189-55-A
APPLICANT—Roux Distributing Co., Inc., lessee (110 East 53rd Street Corp., owner).
SUBJECT—Application March 2, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

244-55-A
APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.
SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

475-54-A
APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

238-46-A
APPLICANT—Robert J. Reiley, For R. C. Church of St. Thomas Aquinas, owner.
SUBJECT—Application reopened July 12, 1955 for consideration as to extension of term of variance—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—1530 Coleman street, west side, 226 ft. 3⅞ in. south of Flatlands avenue, Block 7859, Lot 58, Borough of Brooklyn.

717-51-A Vol. II

APPLICANT—James Whitford, Jr., for United Brethren Church on Staten Island, owner.

SUBJECT—Application reopened July 6, 1955—as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2205 Richmond road, southeast corner of Todt Hill road, Block 934, Lot 17, New Dorp, Borough of Richmond.

140-52-A Vol. II

APPLICANT—M. Martin Elkind, for Geriatric Properties, Inc., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-15 Parsons boulevard, east side, 100.11 ft. south of 35th avenue, Block 5003, Lot 6, Flushing, Borough of Queens.

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.

SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

564-53-A

APPLICANT—Brown and Matthews, Inc., for Farrand Optical Co., owner.

SUBJECT—Application July 29, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4401 Bronx boulevard, west side, 260.51 ft. north of Nereid avenue, Block 5065, Lot 60, Borough of The Bronx.

686-54-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.

SUBJECT—Application August 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-32 West 21st street, south side, 400 ft. east of Avenue of The Americas (6th), Block 822, Lot 58, Borough of Manhattan.

432-55-A

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 27*, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

166-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 27, 1955, applicant to file new application, new authorization of owner and new decision of the borough superintendent in view of the change in zoning, and new notices to property owners for that date.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge.

862-51-BZ Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.

PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

932-54-BZ

APPLICANT—Henry Nordheim, for Jacob Tutnauer, owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the retail use district portion of lot located in a residence and retail use district the change in occupancy of one store to manufacturing use.

PREMISES AFFECTED—1162-1168 Colgate avenue and 1460 Westchester avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of

CALENDAR

the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.

PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.

85-55-BZ

APPLICANT—Saul S. Sharison, for Music Realty Inc., owner.

SUBJECT—Application February 7, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from class A multiple dwelling, to residence (one family) and general offices and offices for a music publishing house.

PREMISES AFFECTED—417 West 50th strect, north side, 250 ft. west of 9th avenue, Block 1060, Lot 22, Borough of Manhattan.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest cornor, Block 12610, Lot 15, St. Albans, Borough of Queens.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 27, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

264-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

265-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.

489-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile (flooring), approval of.

490-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

7-55-A

APPLICANT—Florence Rand, owner.

SUBJECT—Application January 5, 1955—re Appeal from a decision of the borough superintendent, (under section 35, General City Law re premises in bed of mapped street—Atlantic avenue).

PREMISES AFFECTED—94-66 158th street, south side, 22.45 ft. west of Atlantic avenue, Block 10109, Lot 30, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 4, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

804-54-BZ

APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

350-54-A

APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—79-85 Georgia avenue, east side 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

OCTOBER 4, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 4, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.
SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

137-55-A

APPLICANT—Ferdinand E. Innocenti, for A. Q. Orza, owner.
SUBJECT—Application February 18, 1955—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 216 (4) of the Multiple Dwelling re yards, etc.
PREMISES AFFECTED—77 Christopher street, north side, 102 ft. 1½ in. west of 7th avenue, Block 619, Lot 67, Borough of Manhattan.

468-55-A

APPLICANT—M. W. Del Gaudio, for Namlu Inc., owner.
SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—681 Broadway and 2-6 West 3rd street, southwest corner, Block 532, Lot 9, Borough of Manhattan.

OCTOBER 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

496-55-A

APPLICANT—Samuel Cohen, for Alleonage Corp., owner.
SUBJECT—Application June 16, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8 Washington place and 275 Mercer street, southwest corner, Block 546, Lot 21, Borough of Manhattan.

635-55-A

APPLICANT—A. H. Salkowitz, for Harrington Homes, Inc., owner.
SUBJECT—Application July 29, 1955—filed pursuant to section 35, General City Law re premises in bed proposed street widening (Deepdale place).
PREMISES AFFECTED—50-24 to 50-34 Deepdale place, west side, 55.73 ft. north of and northwest corner of Thebes avenue, Block 8231, Lots 93, 96 and 99, Little Neck, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.
SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 25, 1955, as they appeared in Bulletin No. 5, Vol. 40, are hereby corrected to read as follows:

387-52-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.
SUBJECT—Application December 22, 1953 (decision of the borough superintendent), under sections 7e, 7i and 7A of the zoning resolution, to permit in a local retail use district, the reconstruction and size of proposed accessory building on proposed gasoline service station (previously granted by the Board—extended from time to time—expired December 1, 1954), with a curb cut nearer the residence use district than is permitted.
PREMISES AFFECTED—221-10 Hempstead avenue and 102-33 to 102-37 221st street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens.
APPEARANCES—
For Applicant: Joseph B. Lynch.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution amended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 5, 1954 subject to regular procedure, to consider rearrangement of premises; and

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hempstead avenue are in a local retail use, D area, class 1 height district; 221st street is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1954 acting on N.B. Applic. 6607-51, and superseded by amendment to N.B. 6607-51, dated November 30, 1954, reads:

"1. Proposed use of premises located in a local retail use district as a gasoline service station, servicing lubritorium, car washing (non-automatic), minor auto repair shop with hand tools only, display, storage of parts and parking of motor vehicles awaiting service is contrary to Section 4C of the Zoning Resolution and must be

approved by the Board of Standards & Appeals. Any change from original approval of the Bd. of S. & A. under Cal. #187-52-BZ must be re-submitted to said Board for approval.

2. The location of a curb cut beyond 25 ft. of the intersection of a local retail district abutting a residence use district is contrary to Art. II Sec. 7A Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 170 ft. frontage by 75 ft. in depth, presently vacant; that the rearrangement of premises now requested deals solely with the size and design of the proposed accessory building; that in all other respects the resolution adopted October 21, 1952 as amended April 14, 1953 and December 1, 1953 will be complied with; that the time in which to obtain permits and complete the work now expires on December 1, 1954; that it is proposed to rearrange the accessory building which will consist of reducing the length or front of the building facing Hempstead avenue with an approved frontage of 84 ft. with angle corner, per amended resolution adopted April 14, 1953, to a frontage of 80 ft. with a square corner; that the depth of the building will be increased from about 25 ft. to 28 ft. 8 in. at the sales and display space, including the store room with ceiling suspended furnace for heating purposes; that the depth of the building for the service bays will be decreased from 30 ft. to 28 ft. 8 in.; that the square area of the entire building will be approximately the same; that the radial corner, at the sales and display space, of glass with metal framing as well as that flat roof construction, as approved April 14, 1953, will be changed to provide a brick pier at the corner and a full sloping roof will be erected over the entire display and sales space, the combination heater and store room and the rest rooms; that the roof over the four service bays will be flat and a full cornice will be provided along the front and side of the building; that the building will be constructed entirely of brick, with the two street fronts being finished with face brick; and

WHEREAS, the applicant contends that inasmuch as this application is filed solely for a minor amendment as to rearrangement of accessory building with no change in general layout of plot, nor any change in any of the uses as permitted by original resolution adopted October 21, 1952, the Board is requested to consider Vol. I of this application as an integral part of Vol. II; that the premises are presently zoned for local retail use, D area, class 1 height; that the premises were zoned for business on July 25, 1916 and re-zoned to local retail use on January 21, 1947, with no change in area or height; that it s further requested that this amendment be considered under sections 7e, 7i and 7A, similar to the application under Vol. I, in the event that Board deems it necessary in reviewing this application; that substantiation of the various sections as enumerated above are similar to Vol I; and

WHEREAS, the applicant states that the present owner has held title to the property since May 28, 1953 and that the assessed valuation of land is $17,000; and

WHEREAS, it appears that there has been a change of ownership of the premises.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 21, 1952, under Volume I as thereafter amended by resolutions adopted April 14, 1953, and further amended by resolutions adopted through December 1, 1953, by adding thereto:

"that the Board *affirms* the grant of variance under Sections 7e, 7i, and 7A under the terms of the resolution above cited and to include the terms of this amendment where not inconsistent with the terms of the resolutions above cited;

that the premises may be constructed and arranged as now proposed and as indicated on plans marked, 'Received, November 10, 1954' (4 sheets), *on condition* that the resolution above cited, where not inconsistent with these revised plans, shall be complied with in all respects; that all permits shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution; and that the term of this variance may be extended for a term of 15 years from the date of this *amended* resolution."

---

*Correction—address corrected to read "221-10 Hempstead avenue" etc. instead of "220-10 Hempstead avenue" etc.

---

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 12, 1955, as they appeared in Bulletin No. 29, Vol. 40, are hereby corrected to read as follows:

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955, after due notice by publication in the Bulletin; and laid over to June 7, 1955, for inspection and decision; hearing closed; then to June 14, 1955, as to possible change in zoning from business to retail; then to July 12, 1955, for applicant to submit decision of the borough superintendent and for two publications in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Southern boulevard are in residence and business use, B area and Class 1¼ height districts; East 187th street is in business use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 3, 1954, acting on N.B. Applic. 921-54, reads:

"1. In a residence and business use district the proposed Gasoline Service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles is contrary to Sections 3 and 4 of the Zoning Res.

2. The use of a curb cut located partly in a residence use district in conjunction with a gasoline service station is contrary to Sec. 3 of the Zon. Res."

and

WHEREAS, the applicant states the premises consist of a plot 126.49 ft. front by 95.20 ft. in depth, irregular, on which is located a gasoline service station consisting of five 550 gallon approved type buried gasoline tanks, four approved type gasoline pumps and four metal buildings one story in height used as follows:

Building A—10'-8" x 14'-8" used as office

" B—24'-0" x 26'-0" used as lubritorium and minor auto repairs

" C—Two 2-car garage

" D—Ten 1-car garages

that the Fire Department records show under Alt. #1508/27 a permit was issued to install two 550 gallon gasoline tanks on a plot 100 ft. by 120 ft.; that in 1925 Alt. #1508/25 was amended to add four 550 gallon gas tanks and Fir

Dept. permit #118198 issued for four 550 gallon tanks on March 19, 1925; that under Alt. #2356/27 three 550 gallon tanks were added; that the Department of Housing and Buildings records show that in 1922 under Alt. #3342/22 permit was granted to erect a 1-story stucco building 14 ft. by 14 ft. and Certificate #2253 was issued on November 3, 1924 for use as gasoline service station; that in 1937 under N.B. 520/37 permit was granted to erect a one-story metal building 24 ft. by 26 ft. and Certificate of Occupancy #541/37 was issued on December 16, 1937 for use of Gasoline Station and Grease Pits on a plot having a frontage of 126.49 ft. on Southern boulevard and 95.70 ft. on East 187th street; and the existing metal garages were erected under N.B. 136/28 and Certificate of Occupancy #86/30 issued Jan. 23, 1930; and

WHEREAS, the applicant states the use district maps show the premises to be in a Class B area district and a Class 1¼ height district; that part of the premises within 100 ft. of East 187th street is in a business use district and the balance in a residence use district; and that it is proposed to demolish all existing structures and rebuild the new legal existing gasoline service station; that the proposed accessory building will be one story, Class 3 construction with a frontage of 44 ft. and a depth of 27 ft. 8 in. and contain the conjunctive use to a gasoline station, lubritorium, minor auto repairs, car washing, store, men and women's toilets and a utility room; that it is also proposed to add five 550 gallon approved type gasoline tanks, making a total of ten tanks and to relocate the gasoline pumps to 15 ft. behind the building line, rearrange the curb cuts so as to have two 30 ft. wide cuts on East 187th street and two on Southern boulevard, one 30 ft. in width and one 33 ft. in width; that the entire plot will be concrete paved and a 5 ft. 6 in. high woven wire fence erected on that part of the southerly and westerly lot lines not adjoined by buildings; that the open portion of site will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends Southern boulevard is a main auto lane and as such the proposal is entirely in keeping at this point as is proven by the continuous operation of the present service station since its inception in 1922; that the removal of present buildings and their replacement by a new modern building will improve the appearance of the entire community; that the setting of proposed building 10 ft. from the southerly lot line will provide more light and ventilation for the adjoining six-story apartment, than if set directly on the lot line, which would be permissible; and therefore in view of the foregoing and as the proposed rebuilt gasoline service station will render a more efficient service to the community and as the public safety and general welfare will be improved, it is respectfully requested that this application be granted; and

WHEREAS, applicant states the present owner has held title to the property since January 17, 1932; that the assessed valuation of land is $4000. and of the buildings, $8000., making a total of $12,000; and that the buildings were erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction, rearrangement and extension of the lawfully existing gasoline station, substantially as proposed and indicated on plans filed with this application, marked "Received December 6, 1954," 5 sheets, *on condition* that all buildings and uses shall be removed from the premises and the premises arranged as indicated on such plans; that there shall be no cellar in the accessory building, which shall be faced with face brick and shall be in accordance with the requirements of the Building Code and arranged as shown, except that the toilet rooms shall not have contiguous doors; that pumps shall be of an approved low type, erected where shown, not nearer than 15 feet to a street building line; that entrances to the premises shall be limited to the four shown on such plans, each not over 30 feet in width with no part of any curb cut nearer than 5 feet to a lot as prolongated; that the number of gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that the sidewalk and paving surrounding the site shall be restored or reconstructed to the satisfaction of the borough president; that there shall be erected on the southerly lot line a masonry wall not less than 5 ft. 6 in. in height; that along the westerly lot line from the building on adjoining lot 61 to the rear there shall be erected a similar wall; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the accessory building, excluding all temporary signs and roof signs, but permitting the erection within the building line at the intersection of a post standard for supporting a sign, advertising only the brand of gasoline on sale, which sign may by illuminated and extend beyond the building line for a distinct or not over 4 feet; that under section 7i there may be repairing of motor vehicles with hand tools only, maintained solely within the accessory building; and under section 7c, there may be parking of cars, provided such cars are so parked as not to interfere with the servicing of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

---

*Correction—The words "awaiting service" deleted in resolution in reference to the parking of cars.

(*Continued from page* 1389)

On August 26, 1955, Copy of Petition and Order of Certiorari was served on the Board by I. William Garfield, attorney for Soldiers, Sailors & Airmen's Club, Inc. and Dorothy E. Werle, objecting property owners, seeking a review of the Board's determination on July 19, 1955, granting a variance under Section 21 of the Building Zone Resolution to permit in a residence use, D area district the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with cancer and its allied diseases, using more than the area permitted; Cal. No. 293-52-BZ, Vol. II; Premises 277-279 Lexington Avenue, east side, 42-2/3 ft. north of East 36th Street, Borough of Manhattan.

COURT DECISIONS

Matter of Central Queens Allied Civic Council vs. Board of Standards and Appeals:—On April 26, 1955, the Board granted an application, under Sections 7e, 7h and 21 of the Zoning Resolution, amending previous resolutions and changing use of building (skating rink, office and parking of motor vehicles) previously granted by the Board, in a residence, local retail and retail use district to that of salesroom under the name "Merrick Mart" and the extension of existing parking of owners and clients' motor vehicles; Cal. No. 144-50-BZ; Premises 130-55 Merrick Boulevard, north side, 100 ft. west of Farmers Boulevard; 127-06 to 127-32 Farmers Boulevard and 178-22 to 178-30 Eveleth Road, Springfield Gardens, Borough of Queens.

At Supreme Court, Special Term, Mr. Justice Rabin sustained the Board in the following decision:

Matter of Central Queens Allied Civic Council, Inc. (Board of Standards and Appeals of the City of New York; Habco Estates, Inc.)—This is a motion by the respondents, constituting the Board of Standards and Appeals of the City of New York, to vacate an order of certiorari obtained pursuant to the provisions of section 668e-1.0 of the Administrative Code of the City of New York, to dismiss the petition upon which it was granted and to affirm the determination of the board. Habco Estates, Inc., the owner of the premises, the intervenor-respondent, joins in the motion. ¶The respondent Board of Standards and Appeals of the City of New York granted a variance in the application of the use district regulations of the zoning resolution, pursuant to sections 7e, 7h and 21, thereof, permitting in a local retail and residence use district a change and extension of use to permit a building, now being used and occupied as a skating rink, to be used and occupied as a salesroom under the name "Merrick Mart," as indicated on certain plans filed with the application, and to permit an extension of the use of space for parking. The said

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

skating rink had previously been permitted under resolutions of the board, adopted on July 6, 1950, as thereafter amended by resolutions adopted September 15, 1951, for a period of ten years terminating in 1960. ¶The premises which are a subject of this proceeding consist of a plot having a frontage of 31.88 feet and a depth of 359 feet irregular, approximately 60,000 square feet in area, fronting on three streets, namely, Merrick boulevard, Francis Lewis boulevard (Farmers boulevard presumably intended) and Eveleth road. On this area there is constructed a modern one-story fireproof building. A portion of the premises is located in a local retail use area, but a portion of the building and area are located in a residence use district. To the extent of approximately 85 per cent of the building, it is a conforming use of the zoning resolution since it is located in a retail use district. The remainder of the building for the parking of cars extends over into a residential use district and is presently properly located there pursuant to the variance granted by the board on July 6, 1950. ¶It would seem that petitioners' basic objection to the variance granted by the respondent board is grounded on a fear, as expressed at the hearing, that it would bring into the community a type of business, namely, a "farmers' market," the operation of which would tend to establish slum areas, attract individuals of shady character, and create traffic, health and police problems; that such business would be conducted in the nature of a carnival or midway by unreliable people selling third-class merchandise, underselling legitimate business men in the area and fooling the public. Nowhere in the record before the court is there any substantiation or justification of this fear. ¶Petitioners also urge the denial of the motion and the annulment of the determination of the board on another ground, namely, that since the application for a variance of use was made under section 21, as well as under sections 7e and 7h, of the Zoning Resolution, in order to succeed, the intervenor-respondent would have to establish practical difficulty or unnecessary hardship; that the board makes no such finding in its return. The contention is without merit. ¶The application before the board was basically one for an extension of area and not for a variance of use. The application for variance of use had previously been passed upon and granted in July, 1950, and the erection of the existing building approved. To a partial extent the premises, which are the subject of the within proceeding, could be used as a salesroom or shopping center, the use sought. Petitioners' objection is to the extension of the area of a conforming use of the zoning regulation to include such entire existing building. Actually, only 15 per cent of such building is in a residential area. The use presently permitted can, by no stretch of the imagination, be interpreted as a residential use. As the board pointed out in its resolution, the property's use as a skating rink is less desirable than its use as a shopping center or "farmers' market." The court cannot disagree with that conclusion. The boards determination, therefore, would not have to be on the ground of hardship and would seem to be within the discretion of the board subject to the usual limitations that it be not capricious, arbitrary or illegal. ¶Petitioners urge a reversal of the determination under review on the following additional grounds: That the board lacked jurisdiction to entertain the original petition for the variance under consideration; that petitioners were deprived of a full opportunity to be heard; that the board had no power to limit the right to be heard on objections to property owners within a radius of 500 feet of the subject property; that the board was guilty of other irregularities which would invalidate its determination, among them that of receiving and considering new plans and other extraneous matter and making an inspection of its own after the close of the hearing, without giving the petitioners an opportunity to analyze and meet such additional matter; and, finally, that the board acted on conclusory knowledge alleged by the applicant and not on its own findings of fact. ¶These arguments advanced by the petitioners, attacking the jurisdiction and procedure of the board, are unsupported by the facts. On the contrary, it is clear from the return that due notice was given to those in interest and a complete hearing was had; that sufficient opportunity was given to all parties properly before the board to interpose any and all objections and to be heard thereon. ¶All of the arguments addressed to the merits raised by the petitioners on this motion were presented to the board and apparently considered by it. In addition, an inspection of the site, the neighborhood and other similar uses in New York City and Long Island, was made by a committee of the board, which thereupon unanimously granted the variance under review with numerous conditions and safeguards, having due consideration for the welfare of the owners of the surrounding properties and the public health, safety and general welfare. Included in these safeguards was a provision that the interior of the building, to be used as a salesroom or shopping center, was to be specifically arranged as indicated on plans submitted and marked at the hearing, a provision intended and calculated to insure a proper operation of the building. Obviously, the board considered the petitioners' expressed fears and forebodings regarding the possible undesirable character of the operation to be installed in the so-called "farmers' market," shopping center or salesroom. ¶It does not appear from the entire record that in acting as it did, the respondent board abused its discretion or acted in bad faith, or that its action was unreasonable, arbitrary, discriminatory or illegal. Under these circumstances, it would be an abuse of discretion for this court to substitute its judgment for that exercised by the respondent board, consisting as it does of "men with special qualifications of training and experience" (People ex rel. Fordham M. R. Church v. Walsh, 244 N. Y., 280, 287). ¶The petitioners having failed to show that the respondent board abused its discretion in granting the variance, the determination must be sustained. Accordingly, the motion of the respondent board, which is joined in by the intervening respondent, to vacate the order of certiorari and to dismiss the petition is granted and the determination under review confirmed without costs. Submit order. (N.Y.L.J. August 30, 1955, page 8).

* * * * * *

Matter of Jack Ryback vs. Murdock:—On April 12, 1955, the Board granted an application under Section 21 of the Zoning Resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted; Cal. No. 957-54-BZ; premises 524-532 Third Avenue and 163-167 East 35th Street, Borough of Manhattan.

At Special Term, Supreme Court, Mr. Justice DiFalco sustained the Board in the following decision:

> Ryback v. Murdock—Motions 21, 22, 23 and 24 of June 27, 1955, are consolidated and considered together. The record before the board amply supports its determination. It is neither arbitrary, capricious nor contrary to law. The petition is dismissed and the determination of the Board of Standards and Appeals affirmed, and the county clerk is directed to enter a final order herein accordingly. Order signed.
>
> Ryback v. Murdock—Motion is disposed of in accordance with the decision in accompanying motion. Order signed.

(N. Y. Law Journal, June 30, 1955, page 4)

* * * * * *

2.05
EW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

THE LIBRARY OF THE
OCT 4 1955
UNIVERSITY OF ILLINOIS

Vol. XL | Subscription $10.00 a year | September 20, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 38

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Court Decisions.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting Tuesday Morning, September 13, 1955, Affecting Calendar Numbers 483-37-BZ—Vol. II, 510-39-BZ—Vol. II, 365-46-BZ, 212-51-BZ—Vol. II, 81-54-BZ, 969-54-BZ, 995-54-BZ, 154-55-BZ, 183-55-BZ, 190-55-BZ, 280-55-BZ, 680-41-BZ—Vol. II and 96-53-BZ—Vol. II.

Minutes of Regular Meeting of Tuesday Afternoon, September 13, 1955, Affecting Calendar Numbers 157-48-A—Vol. II, 548-52-A, 330-55-A, 412-55-A, 632-54-A—Vol. II, 651-54-A, 742-54-A, 453-20-BZ—Vol. III, 22-22-BZ—Vol. II, 272-22-BZ—Vol. IV, 984-22-BZ, 311-32-BZ—Vol. II, 549-38-BZ—Vol. II, 1012-39-BZ—Vol. II, 1121-39-BZ—Vol. I, 802-40-BZ—Vol. II, 812-41-BZ—Vol. I, 358-51-BZ, 644-52-BZ, 344-33-BZ—Vol. V, 950-40-BZ—Vol. II, 32-42-A—Vol. II, 436-43-BZ, 73-46-BZ—Vol. II, 321-49-BZ—Vol. I, 865-52-BZ, 491-31-SA—Vol. VII, 23-37-SA, 779-38-SA—Vol. III, 296-47-SM, 78-53-SM, 573-53-SA, 649-53-SA and 734-54-SM.

Correction Affecting Calendar Number 114-55-SA.

COURT DECISIONS

Matter of Marshall vs. Board of Standards and Appeals:—On July 20, 1954, the Board amended a previous resolution to permit in the residence use portion of the plot the extension of loading and unloading area in the present open area fronting on Victoria Road; Cal. No. 413-49-BZ, Vol. III; Premises 119-20 Merrick Boulevard and 170-03 to 170-09 Victoria Road, St. Albans, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Daly sustained the Board in the following decision:

> "Application pursuant to Article 78 of the Civil Practice Act for an order to review the determination of the respondents granting a variance. The problem presented here is one peculiarly within the domain of the Board of Standards and Appeals and the court cannot substitute its discretion for that of the respondents. Accordingly, the application is denied and the petition dismissed." (New York Law Journal, June 29, 1955, page 7)

* * * * *

Matter of John Barry and Jean Barry vs. Board of Standards and Appeals:—On November 9, 1954, the Board granted a variance under Section 7, subdivisions c and i of the Zoning Resolution, to permit in a business use district the reconstruction and extenson in use and area of an existing gasoline service station, to include gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, store and office, and to permit the parking and storage of more than 5 motor vehicles awaiting service; Cal. No. 790-53-BZ; Premises 6161-6199 Broadway, southwest corner of West 251st Street, Borough of The Bronx.

Attorney for petitioners, objecting property owners, failed to obtain the Order of Certiorari within the thirty days required from the date of the Board's determination in this case.

At Special Term, Supreme Court, Bronx County, Mr. Justice Lynch vacated Judge Frank's Order of Certiorari as being illegally accepted nun pro tunc, and affirmed the Board's determination in the following decision:

> "The court is constrained to vacate the nun pro tunc order heretofore granted herein and to dismiss the petition for certiorari on the ground that petitioners' application was not timely made. ¶The Administrative Code (sec. 668e-1.0) clearly provides when and how a party aggrieved by a determination of the Board of Standards and Appeals may apply for relief and obtain a review. ¶Said section provides as follows: "Section 668e-1.0 Certiorari.—a. Petition. Any person or persons, jointly or severally aggrieved by any decision of the board upon appeal or review had under section six hundred and sixty-six of the charter, or any agency of the city, or the board of standards and appeals of the labor department of the state, may present to the supreme court a in whole or in part, specifying the grounds of the illegality. Such petition must be presented to a justice of the supreme court or at a special term of the supreme court within thirty days after the filing of the decision in the office of the board, or its publication in the bulletin." ¶In the instant case, the Board of Standards and Appeals on November 9, 1954, had made a determination granting to the respondent, Richard Griffin, permission to modernize and extend his existing gasoline station at premises known at No. 6161 Broadway, in the County of The Bronx, City of New York. The decision was published in the Bulletin of the Board of Standards and Appeals on November 16, 1954 (pp. 1736-37). Therefore, under the provisions of the Administrative Code, an aggrieved party was permitted to appeal the determination of the board by presenting to the Supreme Court, on or before December 16, 1954, a petition, duly verified, setting forth that the decision of the Board of Standards and Appeals was illegal, in whole or in part, and specifying the grounds of the illegality. ¶On December 15, 1954, petitioners served a notice of motion on the board, returnable in the Supreme Court of Bronx County on December 27, 1954. Obviously up to this time no petition was presented to a justice of the Supreme Court or at a Special Term of the Supreme Court. Other than to serve the notice of motion on December 15, nothing further was done until December 22, 1954, when the petitioners presented the motion papers hereinabove referred to, together with a supplementary affidavit, to a justice of the Supreme Court, who granted the nun pro tunc order which is now sought to be vacated. ¶The law is clear, definite and unambiguous with respect to the procedure and requirements for a review of a decision of the Board of Standards and Appeals. A duly verified petition must be presented to a justice of the Supreme Court or a Special Term of the Supreme Court by the party aggrieved within thirty days after the filing of the decision in the office of the board or its publication in the Bulletin. No discretion is allowed the court to extend the time for a review (In re Wermter v. Board of Standards and Appeals,

(*Continued on page* 1424)

CALENDAR

DOCKET

New Cases filed up to September 13, 1955

Cal. No. Dept. Premises Affected

681-55-A—H.B.Q.—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens, N.B. 2419-55 (under section 36, General City Law re premises not facing on legal street—168th street).

682-55-BZ—H.B.Bx.—1400 Nelson avenue, east side, 119.29 ft. north of Bosocobel avenue, Block 2873, Lot 13, Borough of The Bronx, Alt. 698-55—re parking and storage of pleasure cars in residence use district.

683-55-BZ—H.B.Q.—60-02 to 60-14 48th avenue and 48-01 to 48-11 60th street, southeast corner and 60-01 to 60-17 Connecting highway, Block 2333, Lot 45, Elmhurst, Borough of Queens, N.B. 2565-55—re gasoline service station, office, sales, storage, lubritorium, repairs, parking and storage, etc.

684-55-SM—Etnalon (plasticizer in concrete), manufactured by Etna Pozzolana Corp., Material.

685-55-SM—Hope's Automatic Self-Closing Device for lot line windows, manufactured by Hope's Windows, Inc., Material.

686-55-SM—Reynolds Aluminum Acoustical Ceiling System-Panel Type, manufactured by Reynolds Metals Co., Material.

687-55-SA—Dwyer Kitchen Unit Incorporation Two Burner Hot Plate, Model G-39, manufactured by Dwyer Products Corp., Appliance.

688-55-SA—Dwyer Table Top Gas Range incorporated in Kitchen Units, Model G-48 (E or S), manufactured by Dwyer Products Corp., Appliance.

689-55-SA—Dwyer Insulated Gas Range for incorporation in Kitchen Units, Model G-4821 (E or S), manufactured by Dwyer Products Corp., Appliance.

690-55-A—H.B.M.—48-50 Walker street, north side, 200 ft. 5¼ in. east of Church street, Block 194, Lot 7, Borough of Manhattan, Alt. 2004-54—re egress, etc.

691-55-BZ—H.B.Bx.—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 45, 50 and 51, Borough of The Bronx, N.B. 551-55—re gasoline service station, lubritorium, store, car washing, etc., parking of motor vehicles, etc.

692-55-A—H.B.M.—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan, Alt. 1097-55—re egress, etc.

693-55-SM—Carew Longspan Roof Construction, manufactured by Carew Steel Co., Material.

694-55-SA—Wondaire Conversion Power Gas-Fired Furnace, Models SO-80, 95, 115, 150, 225, 300 and 400 and Model HO- or RO-FO, 80, 95, 115, 150, 225, 300 and 400, manufactured by Cox Manufacturing Co., Appliance.

695-55-SA—Janitrol Counter Flow Conditioner, Model FDS-55 (gas-fired unit heater), manufactured by Surface Combustion Corp., Appliance.

696-55-A—H.B.M.—264-266 Canal street, south side, 100 ft. 3 in. west of Lafayette street, Block 196, Lot 15, Borough of Manhattan, Alt. 992-55—re egress, etc.

697-55-A—H.B.Q.—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens, Alt. 2363-54—re Class II structure—exterior walls should have 3 hour rating; columns of Class II commercial structure should have 3 hour rating.

698-55-A—H.B.M.—141-145 Wooster street, west side, 170 ft. north of Prince street, Block 515, Lot 31, Borough of Manhattan, B.N. 25-55—re egress, etc.

699-55-SA—Blu-Flame Gas-fired Space Heater, Models VGU-30, VGU-50, VGU-75 and VGU-100, manufactured by Vacuum Gas Burner Co., Appliance.

700-55-SA—Blu-Flame Gas-Fired Space Heater, Models VG-30, VG-45 and VG-60, manufactured by Vacuum Gas Burner Co., Appliance.

701-55-SA—Kenmore Gas Burning Unvented Space Heaters, Models 834.461020, 834.461030, 834.461040 and 834.461012, manufactured by Florence Stove Co., for Sears-Roebuck Co., Appliance.

702-55-SA—Kenmore Unvented Gas-Fired Wall Heater, Model 834.425025, manufactured by Florence Stove Co., for Sears-Roebuck Co., Appliance.

703-55-SA—"Raco" 7 Electrodes (x-ray quality welding rods), manufactured by Reid-Avery Co., Material.

704-55-SA—Roper Rotary-Gear Positive Displacement Type Pumps, Series 3600, manufactured by George D. Roper Corp., Appliance.

705-55-SA—Preway Gas Built-In Ovens, Model 45781.0, manufactured by Preway Inc., Appliance.

Restored to Docket

950-40-BZ—Vol. II—H.B.B.—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn, Alt. 4025-49.

32-42-A—Vol. II—H.B.B.—7610-7614 4th avenue, west side, 59 ft. south of 76th street (2nd floor and attic), Block 5940, Lot 47, Borough of Brooklyn, Alt. 4025-49.

632-54-A—Vol. II—H.B.Bx.—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx, Alt. 371-54.

491-31-SA — Vol. VII — Perfection Oil Heaters, Models H809, H814 and H819, manufactured by Perfection Stove Company, Appliance.

78-53-SM—PerAlex Insulated Roof System (reopened for test and report as to lightweight roof construction), manufactured by PerAlex of New Jersey, Inc., Material.

CALENDAR

23-37-SA—Silent Heet Oil Burner, Models A, B and E (reopened for report as to additional trade name—Water-film Oil Burner, Model WH134), manufactured by Quiet-Heet Manufacturing Corp., Appliance.

779-38-SA—Vol. III—Wayne Gasoline Dispenser Model 80-LGHT, manufactured by The Wayne Pump Co., Appliance.

649-53-SA—Vol. II—Wayne Gasoline Dispenser, Models 500 and 505-198, manufactured by The Wayne Pump Company, Appliance.

573-53-SA—Vol. II—Wayne Gasoline Dispenser, Models 505—DUO-1 and DUO-2—198, manufactured by The Wayne Pump Co., Appliance.

734-54-SM—Corruform and Tufcor Steel Deck (fire-resistive roof for industrial construction); (reopened for report to consider uses of approved perlite in addition to perlite as approved under trade name PerAlex), manufactured by Granco Steel Products Co., Material.

296-47-SM—General Building Block Corp. Concrete Masonry Units (reopened for test and report as to additional models), manufactured by Inland Building Block Corp., Material.

436-43-BZ—H.B.B.—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue, Block 4505, Lots 1, 7 and 52, Borough of Brooklyn, Alts. 1161-43 and 186-44.

321-49-BZ—Vol. I—H.B.Q.—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens, Alt. 776-54.

344-33-BZ—Vol. V—H.B.B.—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn, Alt. 3112-51.

73-46-BZ—Vol. II—H.B.R.—2041 Hylan boulevard, northeast corner of Adams avenue, Block 3561, Lot 66, Grant City, Borough of Richmond, Alt. 137-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Aug.	2, 1955—Vol. 40, No. 31
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, etc. ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector

CALENDAR

concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

Laid over from June 21, 1955 to June 28, 1955, for decision of the borough president; then to July 12, 1955, at request of applicant; then to September 20, 1955, at request of the applicant and for filing of a decision of the borough superintendent.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; then to September 20, 1955, for further consideration.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board.

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.

SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

Laid over from September 13, 1955 to September 20, 1955, applicant to be notified.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application reopened and restored to docket June 1, 1955—re (decision of the borough superintendent) previously withdrawn, under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co. owner (Michael Gaglio, lessee).

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli owner.

CALENDAR

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.
PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

341-55-BZ
APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).
SUBJECT—Application April 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons, of A. & P. market.
PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

377-55-BZ
APPLICANT—Noah N. Sherman and Joseph Lau, for Esso Standard Oil Co., and 2407 Boston Road Corp., owners.
SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include car washing, state inspection station, motor vehicle repairs, front end alignment, storage and sale of accessories and office.
PREMISES AFFECTED—2335-2407 Boston road, west side, from White Plains road to Waring avenue, Block 4346, Lots 58, 62 and 69, Borough of The Bronx.

430-55-BZ
APPLICANT—Lama, Proskauer and Prober, for The Goldner Building Corp., owner.
SUBJECT—Application May 27, 1955—re (decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.
PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, Lot 34, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 20, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

940-54-SA
APPLICANT—Drake Equipment Company, Inc., owner.
SUBJECT—Application December 3, 1954—Drake Commercial Clothes Dryer, Model S, Approval of.

198-55-SA
APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Counterflow Oil-fired Warm air furnace, approval of.

547-54-SA
APPLICANT—Roberts-Gordon Appliance Corp., owner.
SUBJECT—Application June 23, 1954—Multuri Horizontal Gas-fired Burner, approval of.

77-55-SM
APPLICANT—John M. Siarium agent for General Filters Inc., owner.
SUBJECT—Application February 1, 1955—General Filters Inc., Water Trap Model 90, approval of.

463-54-SA
APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).
SUBJECT—Application June 1, 1954—Olson Gas-fired Space Heater, Model GU-300 through 2000, approval of.

300-55-SM
APPLICANT—Alpha Portland Cement Company, owner.
SUBJECT—Application April 4, 1955—Alpha Portland Cement, Types I-A, II-A and III-A (air entraining cements), approval of.

790-54-SM
APPLICANT—Insulite Division of Minnesota and Ontario Paper Co., owner.
SUBJECT—Application October 8, 1954—Insulite Roof Deck, 1½", 2" and 3", approval of.

208-55-SA
APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application March 4, 1955—Gilbarco Gasoline Dispensers, Models 924B, 914B, 924BRC and 914BRC, approval of.

72-55-SA
APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application February 1, 1955—Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single), approval of.

567-54-SA
APPLICANT—Iron Fireman Corp., for Iron Fireman Manufacturing Co., owner.
SUBJECT—Application March 18, 1954—Iron Fireman Radiant Inshot Gas Burner, Model GBH, approval of.

443-55-SM
APPLICANT—F. E. Shundler & Company, Inc., owner (William A. Burr, agent).
SUBJECT—Application May 23, 1955—Shundler Acoustical Perlite Tile, (fire resistant acoustical material), approval of.

488-55-SM
APPLICANT—Whitehall Cement Manufacturing Company, owner.
SUBJECT—Application June 6, 1955—Whitehall Air-Entraining Cement, Type IA and IIIA, approval of.

468-49-SM
APPLICANT—North American Cement Corp., owner.
SUBJECT—Application June 1, 1949—North American Portland Cement (air entraining) Type IA and IIA, approval of.

210-55-SM
APPLICANT—Joseph Platzker, for The Glidden Company, owner.
SUBJECT—Application March 10, 1955—Duo-Tex (fire retardant paint), approval of.

554-52-SM
APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re Metal Floor Runner (base runner for partitions of various width); previously approved.

CALENDAR

257-39-SM Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Metal Lath and Lathing Accessories as follows: USG. Color-Rite Diamond Mesh Lath; USG Color-Rite 4-Mesh Z Riblath; USG B-V Riblath, USG Resilient Clips Nos. 100, 200, 300, 400 and 500; USG 3/8" Riblath; USG 3/4" Riblath; USG Sheetlath; USG 4A, 1A, 2A, 12A, 5A, 10A, 14A Corner Beads; USG 9A Corner Bead Clips; USG 3A, 6A and 7A Base Screeds, USG 8A Picture Mould; USG Cornerite; USG Striplath; USG Nos. 4 and 6 Metal Casings; USG Ceiling Runner and Attachment Clips; USG Wall Ties (corrugated); USG Attachment Clips;USG Hanger Wire; USG Tie Wire; USG Cold Rolled Channels, 3/4" and 1½"; USG Expanded Metal Stucco Mesh; (USG Metal Base System for Solid Metal lath, Rocklath, and plaster, Pyrobar or 2" solid sheetrock laminated partitions); previously approved.

556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Trussteel Studs; previously approved.

189-55-A

APPLICANT—Roux Distributing Co., Inc., lessee (110 East 53rd Street Corp., owner).
SUBJECT—Application March 2, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.
SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

238-46-A

APPLICANT—Robert J. Reiley, For R. C. Church of St. Thomas Aquinas, owner.
SUBJECT—Application reopened July 12, 1955 for consideration as to extension of term of variance—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1530 Coleman street, west side, 226 ft. 3⅞ in. south of Flatlands avenue, Block 7859, Lot 58, Borough of Brooklyn.

717-51-A Vol. II

APPLICANT—James Whitford, Jr., for United Brethren Church on Staten Island, owner.
SUBJECT—Application reopened July 6, 1955—as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2205 Richmond road, southeast corner of Todt Hill road, Block 934, Lot 17, New Dorp, Borough of Richmond.

140-52-A Vol. II

APPLICANT—M. Martin Elkind, for Geriatric Properties, Inc., owner.
SUBJECT—Application reopened June 7, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—35-15 Parsons boulevard, east side, 100.11 ft. south of 35th avenue, Block 5003, Lot 6, Flushing, Borough of Queens.

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.
SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

564-53-A

APPLICANT—Brown and Matthews, Inc., for Farrand Optical Co., owner.
SUBJECT—Application July 29, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4401 Bronx boulevard, west side, 260.51 ft. north of Nereid avenue, Block 5065, Lot 60, Borough of The Bronx.

686-54-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.
SUBJECT—Application August 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—30-32 West 21st street, south side, 400 ft. east of Avenue of The Americas (6th), Block 822, Lot 58, Borough of Manhattan.

432-55-A

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.
SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 27, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

166-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.
SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.
PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 27, 1955, applicant to file new application, new authorization of owner and new decision of the borough superintendent in view of the change in zoning, and new notices to property owners for that date.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endicc owner.
SUBJECT—Application April 5, 1955—(decision of th borough superintendent) under sections 7e, 7f, 7h and 7 of the zoning resolution, to permit in a residence and re tail use district, for a term of fifteen years, the erectio

CALENDAR

and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge.

862-51-BZ Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.

PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

932-54-BZ

APPLICANT—Henry Nordheim, for Jacob Tutnauer, owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the retail use district portion of lot located in a residence and retail use district the change in occupancy of one store to manufacturing use.

PREMISES AFFECTED—1162-1168 Colgate avenue and 1460 Westchester avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.

PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.

85-55-BZ

APPLICANT—Saul S. Sharison, for Music Realty Inc., owner.

SUBJECT—Application February 7, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from class A multiple dwelling, to residence (one family) and general offices and offices for a music publishing house.

PREMISES AFFECTED—417 West 50th street, north side, 250 ft. west of 9th avenue, Block 1060, Lot 22, Borough of Manhattan.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 27*, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

264-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

265-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.

CALENDAR

489-55-SM
APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.
SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile (flooring), approval of.

490-55-SM
APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.
SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

675-54-A
APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

7-55-A
APPLICANT—Florence Rand, owner.
SUBJECT—Application January 5, 1955—re Appeal from a decision of the borough superintendent, (under section 35, General City Law re premises in bed of mapped street—Atlantic avenue).
PREMISES AFFECTED—94-66 158th street, south side, 22.45 ft. west of Atlantic avenue, Block 10109, Lot 30, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 4, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

804-54-BZ
APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

350-54-A
APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 4, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

493-54-A
APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.
SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

137-55-A
APPLICANT—Ferdinand E. Innocenti, for A. Q. Orza, owner.
SUBJECT—Application February 18, 1955—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 216 (4) of the Multiple Dwelling re yards, etc.
PREMISES AFFECTED—77 Christopher street, north side, 102 ft. 1½ in. west of 7th avenue, Block 619, Lot 67, Borough of Manhattan.

468-55-A
APPLICANT—M. W. Del Gaudio, for Namlu Inc., owner.
SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—681 Broadway and 2-6 West 3rd street, southwest corner, Block 532, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

483-37-BZ—Vol. II
APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.
Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed.

183-55-BZ
APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017 Lots 36 and 41, Borough of Brooklyn.
Laid over from July 19, 1955 to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment; then to October 11, 1955, for inspection and decision; hearing closed.

280-55-BZ
APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.

CALENDAR

PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

Laid over from July 19, 1955, to September 13, 1955, at the request of an objector; then to October 11, 1955, for revised plans for the proposed building and fencing and for inspection and decision.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision.

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owner.

SUBJECT—Application reopened May 17, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.

PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

898-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Faraldo, owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of said premises as a junkyard.

PREMISES AFFECTED—233-235 Skillman avenue, north side, 136 ft. 7 in. east of Woodpoint road, Block 2884, Lot 39, Borough of Brooklyn.

899-54-BZ

APPLICANT—Leonard F. Rothkrug, for Thames Trading Co., Inc., owner (Joseph Faraldo, lessee).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of said premises as a junkyard.

PREMISES AFFECTED—239-251 Skillman avenue, north side, 150 ft. west of Kingsland avenue, Block 2884, Lot 33, Borough of Brooklyn.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

868-54-BZ

APPLICANT—Simeon Heller, for Bramsona Realty Corp., owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under sections 7A, 7(c) and 7(h) of the zoning resolution, to permit in a restricted retail and residential use district the change from stores and

CALENDAR

storage, to stores, storage, loading and unloading, and parking of cars for tenants.
PREMISES AFFECTED—41-83 to 41-99 Main street, northeast corner of Maple avenue, Block 5134, Lot 1, Flushing, Borough of Queens.

79-55-BZ
APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).
SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.
PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

416-55-BZ
APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.
PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

243-55-BZ
APPLICANT—Larry Meltzer, for S. R. K. Realty Corp., owner (Owner under Purchase Contract—Joseph Clemente).
SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

35-55-BZ
APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.
SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under 7e of the zoning resolution, to permit in a business use district, for a term of years, the maintenance of a cabinet making shop, using power saw equipment.
PREMISES AFFECTED—3916 14th avenue, west side, 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.

36-55-A
APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.
SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3916 14th avenue, west side, 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

496-55-A
APPLICANT—Samuel Cohen, for Alleonage Corp., owner.
SUBJECT—Application June 16, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8 Washington place and 275 Mercer street, southwest corner, Block 546, Lot 21, Borough of Manhattan.

635-55-A
APPLICANT—A. H. Salkowitz, for Harrington Homes, Inc., owner.
SUBJECT—Application July 29, 1955—filed pursuant to section 35, General City Law re premises in bed proposed street widening (Deepdale place).
PREMISES AFFECTED—50-24 to 50-34 Deepdale place, west side, 55.73 ft. north of and northwest corner of Thebes avenue, Block 8231, Lots 93, 96 and 99, Little Neck, Borough of Queens.

639-55-A
APPLICANT—Salvatore Palumbo, for St. Marks-4th Avenue Realty Corp., owner (Modern Way Lumber Co., lessee).
SUBJECT—Application July 29, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—81-85 4th avenue, east side, 20 ft. south of St. Marks place, Block 934, part of Lot 7, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

367-53-BZ
APPLICANT—Reginald S. Hardy, for Constance Counes, owner.
SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.
Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

436-43-BZ
APPLICANT—Kitzler and Nurick, for Alfonso Lizzi and Napoleone Sicoli, owners.
SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the sawing (with motor driven saws), chopping, bagging, storage and sale of wood.
PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue, Block 4505, Lots 1, 7 and 52, Borough of Brooklyn.

865-52-BZ
APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.
SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking

CALENDAR

and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.
PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

321-49-BZ—Vol. I

APPLICANT—Louis Cappell, owner.
SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, auto washing, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced, for a term of years.
PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 19, 1955 and July 26, 1955 were approved as printed in the Bulletins of July 26, 1955, and August 2, 1955, Vol. 40, Nos. 30 and 31.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: J. G. L. Molloy.
For Opposition: Melvin H. Fox, Sidney G. Mendelsohn and Ruth Ranson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.
PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.
APPEARANCES—
For Applicant: Alfred A. Lama and William F. Walsh.
For Opposition: Leonard Kolleeny and Middleton Dark.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.
SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.
PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 20, 1955, at 10 A. M.; applicant to be notified.

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owners.
SUBJECT—Application reopened May 17, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.
PREMISES AFFECTED—204-20 Northern boulevard, south side, 80-81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: Arthur Levine.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.
SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years, in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

MINUTES

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Herman Kron, J. V. McKee and G. Lazerus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954 — re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Opposition: Stanley W. Berman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1955, at 10 A. M. for applicant to discuss plans submitted to the Board; hearing previously closed.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.

SUBJECT—Application December 27, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the use of existing vacant structures as a carpet cleaning business.

PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan.

APPEARANCES—
For Applicant: R. L. Baltimore, Jr., John T. Sinclair and Carlo A. La Susa.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

APPEARANCES—
For Applicant: M. Martin Elkind.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.

PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

APPEARANCES—
For Applicant: Ingram S. Carner.
For Opposition: George A. Berkowitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (City Service Oil Co., owner under contract).

SUBJECT—Application March 4, 1955—(decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years, the relocation of existing gasoline service station located at 6101-6111 Bay parkway, to the site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

APPEARANCES—
For Applicant: Benjamin Mosher, Stephen D. Amoroso, Robert Stanton, Joseph B. Cavallaro and Rev. Elwood A. Purick.
For Opposition: Frank S. Samansky, Joseph M. Bianco, J. Rameo, Antonio Grande and Carmella A. Garpippa.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).

SUBJECT—Application April 7, 1955—(decision of the borough superintendent) under sections 7c, 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

APPEARANCES—
For Applicant: Frederick A. Ketcher, Arthur A. Walsh, Samuel H. Kosse and Harold L. Fischler.
For Opposition: Stanley Posess.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for revised plans for the proposed building and fencing and for inspection and decision.

MINUTES

680-41-BZ—Vol. II

APPLICANT—Max Horn, for William Jordan, owner.
SUBJECT—Application reopened July 19, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—167-179 Beach 61st street, northwest corner of Larkin avenue, Block 389, part of Lots 26, 28, 30, 32 and 35, Arverne, Borough of Queens.
APPEARANCES—
For Applicant: M. Horn.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 167-179 Beach 61st street, southwest corner of Rockaway Beach boulevard (Block 389, Lots 19, 22 and 24), Arverne, Borough of Queens, was granted by the Board as Vol. I, August 6, 1941, on certain conditions; and

WHEREAS, time to complete was extended November 18, 1941 and January 12, 1943; and

WHEREAS, the term of variance was extended from time to time and last extended March 24, 1953; and

WHEREAS, the resolution was amended on April 10, 1951, as Vol. II; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which had expired by limitation; and

WHEREAS, this application was reopened on July 19, 1955 and set for hearing on September 13, 1955, at 10 A. M., waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, the term of variance having expired March 24, 1955; and

WHEREAS, a public hearing was held on this application on September 13, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated July 13, 1955 acting on Alt. Applic. 1804-50, reads:

"1. The continued use of parking and storage of more than 5 motor vehicles in a residence district is contrary to Art. II Sec. 3 of Zoning Res. and contrary to Board of Stand. & Appeals action under BZ 680/41".

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on April 10, 1951, as thereafter amended by resolution adopted by the Board on March 24, 1953, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this amended resolution to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy shall be obtained within six months from the date of this amended resolution." (Alt. App. 1804-50.)

96-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Alex Eisenberg, owner, Sunnydale Farms, Inc., lessee.
SUBJECT—Application April 18, 1955 (decision of the borough superintendent), under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and business use district the extension in use and area of buildings (previously granted by the Board—not built) to existing milk processing and distribution plant, to include milk depot, loading and unloading, refrigerator repairs, garage, offices and storage and to permit two private gasoline pumps and two 550 gallon gasoline storage tanks and the parking of owner's trucks and employees' cars on open portion of plot.
PREMISES AFFECTED—240-284 Malta street, southwest corner of Stanley avenue, Block 4364, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant. Robert T. Groh, Alex Eisenberg and Fred Raffo.
For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and S. D. Greene, N. Y. C. Dep't of Health.
ACTION OF BOARD—Resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 10, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on September 13, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Malta street and Louisiana avenue are in residence and business use, D area, class 1 height districts; Stanley avenue is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1955 acting on N.B. Applic. 787-55, reads:

"1. On a lot located partly in a business use district and partly in a residence use district the proposed extension of the existing Milk Depot and the proposed change of occupancy to include—milk depot, loading unloading, garage, refrigerator, storage, repair shop, offices and the parking and storage in the open space of company and employees motor vehicles and the storage of gasoline and the installation of tanks and pumps for gasoline for company trucks only is contrary to Art. II Sec. 3 and Art. II Sec. 4(a) Subdiv. 15, 23, and 29 of the Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 500 ft. in depth, on which is located a milk processing plant 100 ft. front by 150 ft. in depth, one story in height, of class 3 construction; that the property, as of April 26, 1951 is zoned for business for a distance of 100 ft. along Stanley avenue and the balance of the property along Malta street is in a residence use district; that the property is in a D area district and class 1 height district; that as of July 25, 1916 to April 26, 1951 the property was in an undetermined district, A area, 1½ height district; that the present use, height and area districts were established on April 26, 1951; and

WHEREAS, the applicant contends that the dairy plant was constructed in 1929; that on the corner of Louisiana avenue and Stanley avenue there used to be a chicken market, which was torn down in 1938; that Malta street, south of Stanley avenue, was unpaved, and 100 ft. of this avenue was paved by the present owners of the dairy themselves; that it should be noted that this land was in an undetermined status up to 1951; that in block 4387, lot 1 at the present time there exists a sanitation garage and there is an incinerator south of that spot and a junk yard on the southwest corner of Stanley and Alabama avenues; and

WHEREAS, the applicant further contends that this matter was brought before the Board in July of 1953 and a variance granted to permit the extension of the existing dairy in a westerly direction along Stanley avenue; that the extension was to have a frontage of approximately 100 ft. on Stanley avenue and 150 ft. on Louisiana avenue; that the portions of the plot immediately south of the plant, approximately 200 by 200, were to be used as a parking field for the motor vehicles of the owners and employees, no fee to be charged; that the Board granted the owner one year under section

22(a) to complete the work on the new proposed structure; that the work was not commenced and the matter was brought before the Board twice thereafter for extensions of time in order to complete the work; that in the interim, the Sunnydale Farms business had grown to such an extent that the proposed extension of this building would be inadequate for the needs of the milk company to continue in business, and rather than construct the proposed building as granted by the Board under Cal. No. 96-53-BZ, this new request is submitted for consideration; and

WHEREAS, the applicant further contends that under the new set of facts, the extension to the existing building would proceed in a southerly direction along Malta street for a distance of 400 ft. on the 1st floor and for a distance of 121 ft. 4 in. on the 2nd floor; that this new extension would install a conveyor type system which would consist of a refrigerator room 60 by 100 with the milk proceeding from the refrigerator room to the conveyor platform system, where the same would be discharged into the trucks for delivery; that the 2nd floor would be used for additional office space; that the new building will be set back 50 ft. from the westerly side of Malta street and the 50 ft. would be used to convey the milk from the milk depot to the various places of delivery; that it is proposed to have five 14 ft. curb cuts along Malta street into the proposed extension of the milk depot; that there would be fencing along Malta street with gates provided for each entrance or exit to the curb cut, which gates would be locked at all times when the plant was not in use; that the balance of the property, consisting of 100 ft. along Stanley avenue with a depth of 550 ft. along Louisiana avenue, shall be used for parking and storage of motor vehicles for owners and employees only, with no fee to be charged; that the entire property will be fenced in with woven wire 6 ft. in height on a 12 in. concrete base in back of which will be placed a 5 ft. planting of hedge 6 ft. in height screening the operation of the milk plant from the park which exists on the westerly side of Louisiana avenue; that it is also proposed, within the parking area as indicated on plans, to place two gasoline pumps and two 550 gallon gas tanks for the express purpose of caring for the needs of the trucks directly owned by Sunnydale Farms; that it is also proposed to place two additional curb cuts on Wortman avenue; that on the parking area, there will be a steel canopy erected, 35 by 60, for the loading of trucks in inclement weather; that the stair halls will be constructed with a 4 in. concrete arch ceiling, proper skylights with scuttles and access to the roof, complying with the building code; that the new building shall be constructed of steel sash with cast stone coping and the side of the building will be base brick; that there will be wooden overhead doors on both Malta street and Louisiana avenue which shall be open to allow trucks to back in and be loaded through the conveyor belt; that the building will be of masonry construction with concrete flooring and steel columns and beams; that considering the vast growth of Sunnydale Farms and the type of structure surrounding it, the new plant would not only add to the neighborhood itself but would provide more efficient delivery by the dairy trucks and it is therefore requested that the Board will look favorably upon this new proposal in lieu of the proposal granted under Cal. No. 96-53-BZ; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since June 4, 1947; lots 3 and 6, February 27, 1943; lots 28 and 36, June 8, 1951; that the assessed valuation of land is $35,000 and of the building $49,100 making a total of $84,100; that the building was erected in 1929; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 10, 1953, by adding thereto:

"and *granted* under section 7c for a term of twenty (20) years, to permit the rearrangement of the premises and extension in use and area of buildings comprising this milk processing and distribution plant occupying the entire block bounded by Stanley avenue, Malta street, Louisiana avenue and Wortman avenue, substantially as proposed and indicated on plans filed with this amended application, marked "Received April 18, 1955", 1 sheet, and "June 17, 1955", 4 sheets, *on condition* that the buildings shall in all other respects meet the requirements of the Building Code; that the method of operation shall be to the satisfaction of the fire and health departments; that curb cuts shall be located where shown on the streets and may be increased to a width of 20 feet each; that a private gasoline supply equipment may be installed in the location shown to supply gasoline only to the trucks owned and operated by the milk plant and not to the public; that space to be left open shall be properly paved with concrete or asphaltic paving; that the plot shall be filled to grade as proposed; that sidewalks and curbing around the premises shall be constructed and maintained after the streets have been filled and surfaced by the city or by this owner under arrangement with the city; that fencing around the premises shall be of woven wire, chain link type erected on a masonry base to a total height of 5 ft. 6 in. and shall be continuous except where existing buildings and openings occur and proposed openings are to be located; that openings shall be fitted with gates where shown and shall be kept closed when the premises are not in operation; that vehicles owned by drivers shall be provided parking space on the premises, in addition to the owner's milk trucks; that planting shall be maintained along Louisiana avenue, as indicated on plans, for screening from the school to be erected on the westerly side; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A from the date of this resolution."

Adjourned: 12:25 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 13, 1955.
2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

157-48-A—Vol. II

APPLICANT—Abraham Farber, for Shelbar Realty Corp., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-06 Jamaica Avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: A Farber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 25, 1955, acting on Alt. App. 622/55 reads:

"1. Proposed changes are contrary to resolution of the Board of Standards and Appeals. 157-48-A. Further exit must conform to kind of exits required by Sec. 6.1.2.1 B. C. and Sec. 6.4.1.1 B. C."

and

WHEREAS, the applicant states the building is 2 stories, 25 ft. in height, 25 ft. front by 69 ft. in area, Class 3 construction, erected in 1921 on a lot of 25 ft. front by 100 ft. in depth in a business use, A area, Class 1½ height district used and occupied since 1948: Cellar—storage and boiler

room, 0 persons; 1st floor—store, 100 persons; 2nd floor—factory, 30 persons for which Certificate of Occupancy #Q97120 was issued July 15, 1954, upon completion of work under Alt. App. 174/48 under a variance granted by the Board under Cal. 157-48-A, Vol. 1; and

WHEREAS, the applicant states it is now proposed to use and occupy the building as follows: Cellar—same; 1st floor—store, 6 persons; 2nd floor—office and storage, 3 persons. The building is provided with one 3 ft. 8 in. wide interior steel stairs, enclosed with partitions of wood studs, metal lath and cement plaster both sides, equipped with fireproof, self-closing doors and leads direct to street and is provided with ladder and scuttle to roof; there is one fire escape at rear extending to yard by stair with egress from lowest termination through a 10 ft. right of way leading to 150th street; window and door openings on course of fire escape are fireeproof, self-closing; and

WHEREAS, the applicant states that in 1954 the present owner purchased the building for the sale of carpets, linoleum and floor coverings; that it is proposed to use the cellar for storage, 1st floor for store and sales and the 2nd floor for office and storage; that it is proposed to extend the store front and close off the street entrance doorway leading to 2nd floor; and

WHEREAS, the applicant contends that as the proposed use of the second floor will be for storage and is a permissible use, it is requested a variance be granted permitting the change of use of the 2nd floor from factory to storage; that the first floor changes include opening a portion of the hall enclosure separating the store from passage to the street and extending the storefront to close the street door leading to interior stair to second floor; that the 2nd floor has a 3 ft. 8 in. open steel stair leading directly to yard and egress therefrom through a 10 ft. open right of way direct to 150th street; that only one means of egress is required from the second floor of this small building which is only 1,725 sq. ft. in area; that the interior stairway will not be used except as a convenience stair only; that the entire building will have a one-tenant occupancy; that the foot of the interior stair will be within 12 ft. of the store entrance doorway; that the entire occupancy of the building will be less than ten persons; that the removal of portion of the hall partition on the first floor is for convenience to get stock on the 2nd floor directly without going out to the street to get back into the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1948 by adding thereto:

"that in the event the owner desires to use the building throughout for non-manufacturing use, namely, sales and storage of carpets and floor coverings, that such a change of use may be permitted as passed on by the Borough Superintendent under Alt. App. 622/55, Objection No. 1, *provided* the exits as proposed and as shown on plans filed with this appeal marked, "Received, June 23, 1955" (2 sheets) are maintained, such exits to consist of a rear fire-escape as shown leading to 150th street and an interior steel stair, unenclosed, between the first and second floors; that under such stair a stair to the cellar shall be enclosed with cinder block with a self-closing fireproof door at the cellar level; that a new Certificate of Occupancy shall be obtained; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct.

548-52-A

APPLICANT—Frederick A. Ketcher, for Ambrose O'Brien, owner. (Edward B. McDermott, lessee.)

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—297 Warren street, north side, 200 ft. west of Smith street, Block 390, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 23, 1952, on certain conditions; and

WHEREAS, the resolution was amended on June 30, 1953 and February 23, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on Sept. 23, 1952, as thereafter *amended* by resolution adopted February 23, 1955 by adding thereto:

"to permit the omission of the connecting door to the adjoining building and to maintain the provisions for egress as indicated on revised plans marked, "Received, May 9, 1955" (2 sheets); that in all other respects the resolution above referred to shall be complied with."

330-55-A

APPLICANT—Kahn and Jacobs, for Joseph Schlitz Brewing Co., owner.

SUBJECT—Application April 14, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—105-119 Evergreen avenue and 105-127 Jefferson street, northeast corner, Block 3156, part of Lot 75 and Block 3163, Lots 1-3, 5, 7, 8, 10-16, 49-51 and 53-57, Borough of Brooklyn.

APPEARANCES—

For Applicant: D. D. Ehresman and I. Wohlstetter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 27, 1955 on N.B. App. 1951/54 reads:

"1. Openings between floors are contrary to Sect. 270 par. 6 of Labor Law."

and

WHEREAS, the applicant states that the proposed building will be two stories, 45 ft. 2 in. in height, 210 ft. front by 264 ft. 8 in. in area, of class One construction, located on a lot 260 ft. 2 in. front by 280 ft. in depth, in an unrestricted use, B area, Class 1½ height district, and used and occupied as follows: Cellar—storage, 10 persons; 1st floor—storage and offices, 30 persons; mezzanine—storage, 5 persons; 2nd floor—storage and bridge and passageway for conveyors, 10 persons; the storage referred to in the building will consist of storage of full and empty cases of beer on all floors; the building will be provided with an approved standpipe system and approved two-source sprinkler system throughout; there will be three 3 ft. 8 in. wide interior stairs, two of steel and one of concrete, all enclosed in 3-hour partitions, equipped with fireproof self-closing doors and extending from roof bulkhead direct to street; and

WHEREAS, the applicant states that it is proposed to install openings through the floor slabs for conveyors used to handle filled or empty beer cases and that these openings will occur in the first and second floors of the proposed structure; and

WHEREAS, the applicant states that the two proposed openings adjacent the loading dock in the first floor are for un-

loading directly from trucks by means of portable conveyors to the cellar; that these two openings will be equipped with steel plate doors which will be kept open only when the portable conveyors are in use; that the proposed openings in the first and second floors, other than those referred to, will be for the purpose of installing permanent conveyors to transport empty cases from the cellar through the first and second floor openings thence through a connecting bridge at the second floor to the adjacent bottling house and vice-versa and for transporting filled cases from the bottling house across the connecting bridge to the palletizing machine located on the first floor of the building in question; and

WHEREAS, the applicant contends that there is no practical means of protecting these floor openings by fusible link self-closing fireproof assemblies; and

WHEREAS, the applicant states that the long side of the conveyor openings will be protected by the concrete haunches encasing the steel beams and extending 2 ft. below the bottom of the arch; that the short sides of the openings will be protected by 3/8 in. cement asbestos board on a steel frame so as to complete a baffle around the underside of each opening; that in addition it is proposed to install sprinkler heads around the perimeter of such baffles provided with a sufficient number of heads to provide a curtain of water in the event of fire; these heads to be in addition to the heads installed as part of the regular sprinkler system; that metal baffle plates will be installed where necessary to prevent water cooling of adjacent sprinkler heads; and

WHEREAS, the applicant requests that in view of the fact that the building will be completely fireproof and fully sprinklered that a variation of the requirements of Par. 6 of Sect. 270 of the Labor Law be made so as to permit the installation of the conveyor openings as herein proposed and as indicated on plans filed with this appeal.

Resolved, that the decision of the Borough Superintendent acting on N.B. App. 1951/54, Objection No. 1, be and it hereby is *modified*, and that the appeal and it hereby is *granted* to permit the openings in the floors substantially as proposed and as indicated on plans filed with this appeal marked, "Received April 14, 1955" (2 sheets) and July 8, 1955 (3 sheets) *on condition* that the conveyor from cellar to second story shall be protected by self-closing doors, where shown; that such doors shall be kept closed except when the conveyor is in operation; that a sprinkler curtain as proposed and for the use as described shall be maintained; that the sprinkler system shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that no additional floor openings shall be constructed in any of the floors of the building unless subject to approval by the Board; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

412-55-A

APPLICANT—Brusco Coal and Fuel Oil Co., Inc., owner.
SUBJECT—Application May 20, 1955—Re: Transportation of #2 and #4 Fuel Oil in Tank Truck in New York City (capacity of tank in excess of Administrative Code requirements).
APPEARANCES—
For Applicant: Fiore Brusco.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, Order #119-5, issued by the Fire Commissioner January 5, 1955, and referred to in his decision of May 9, 1955, reads:

"An inspection of truck #10 with a Donald Billings tank mounted on an Autocar chassis, used by you for the transportation of any liquid product of petroleum, shale oil or coal tar, as required by Section C19-52.0-A, Title C, Part 1, Article 6, of the Administrative Code of the City of New York, shows the following defects which must be removed within 10 days or permit will be revoked and legal action will be commenced.

1. Discontinue use of this truck for transportation of light fuel oils. (#1, 2, 3 & 4).

Reason: Compartment capacity exceeds six hundred gallons."

and

WHEREAS, the applicant states that the truck in question is equipped with a four-compartment tanks, approximately 744 gallons each compartment, total 2,975 gallons; that the tank is constructed of #10 gauge shell with #8 gauge heads and complies with the New York City Fire Department requirements except that it has only four compartments of approximately 744 gallons each; and

WHEREAS, the applicant contends that the tank was constructed for use in an expanded route proposed for Westchester county; that this route fell through and the tank is now in use for New York City delivery; that to be required to construct a new tank at this time or to make changes in the tank in question would be very expensive and create a hardship on the owner and it is therefore requested that a modification of the Fire Commissioner's order be granted so as to permit the operation of the truck in question for the transportation of Nos. 2 and 4 fuel oil within the City of New York.

Resolved, that the decision of the Fire Commissioner acting on Order No. 119-5 be and it hereby is *modified,* and that the appeal be and it hereby is *granted* to permit the use of Truck No. 10, as described, to be used as constructed with four individual compartments containing 744 gallons each with a total of 2,975 gallons, and for use only by this owner within New York City, for the transportation of fuel oil Nos. 2 up to 4; that in all other respects the truck shall comply with the requirements of the Rules; and that the truck shall be maintained to the satisfaction of the Fire Commissioner.

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Schack and David H. Sherman, owners.
SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the borough superintendent; previously withdrawn.
PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lots 53 and 54, Borough of The Bronx.
APPEARANCES—
For Applicant: Herman E. Horwood.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0

651-54-A

APPLICANT—Daniel Sautoro, for Charles Giorlando, owner.
SUBJECT—Application August 20, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 177, subdivision 3 of the Multiple Dwelling Law—re required open spaces.
PREMISES AFFECTED—1356-1358 Clove, west side, 84.08 ft. south of Schoharie street, Block 655, Lot 9, West Brighton, Borough of Richmond.
APPEARANCES—
For Applicant: Mark A. Costantino.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0

MINUTES

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

OWNER OF PREMISES—1765 Bushwick Avenue Corporation.

SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: William Roth.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for consideration on the same date as the zoning application filed on September 9, 1955 assigned Cal. No. 712-55-BZ is set for hearing.

453-20-BZ—Vol. III

APPLICANT—Herman Kron, for Philip Tarter and Leon Ingel, owners. (Stratford Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in penthouse and extension of same as new 4th story to be used as storage garage for more than five cars, which proposed extension is within 200 ft. of Riverside parkway and within 200 ft. of a school.

PREMISES AFFECTED—323-325 West 96th street, north side, 50 ft. 6 in. east of Riverside drive, Block 1887, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 24, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 23, 1955; and

WHEREAS, the resolution was amended on December 2, 1952; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1951, as thereafter *amended* by resolutions adopted through February 23, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that a portion of the alteration work has been completed and the balance of the work is now under way that all permits required and a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1299/50)

22-22-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Ellen McCarthy, owner (A & P Auto Body Repairs, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete and obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a local retail and manufacturing use district the maintenance of a motor vehicle repair shop in one story building, formerly used as a five car garage, located directly behind one story and basement garage for more than five motor vehicles (previously granted by the Board when site was in a business use district).

PREMISES AFFECTED—3018 Irwin avenue (rear), east side, 83.45 ft. south of West 231st street, Block 3406, Lots 70, Borough of the Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 20, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1953 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all requirements of the Department have been complied with and additional time is required to obtain a Certificate of Occupancy that all permits required shall be obtained and all work completed and a Certificate of Occupancy obtained within six months within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 555/53.)

272-22-BZ—Vol. IV

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time and obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the extension in area and uses of existing gasoline service station (previously granted by the Board), to include the additional use of motor vehicle repair shop within the accessory building of service station and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—69-02 Queens boulevard, southwest corner of 69th street, Block 2432, Lots 9 and 18, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on January 27, 1953, on certain conditions; and

WHEREAS, the resolution was further amended on May 19, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 4, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 4, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is substantially completed that all permits required and a Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. Misc. App. 347/53) (N. B. App. Alt. App. 1214/51)

984-22-BZ

APPLICANT—Samuel Goldfein, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of a garage for storage of three motor vehicles, three spaces rented to persons not residing on the premises.

PREMISES AFFECTED—2379 Tiebout avenue, west side, 116.05 ft. north of East 184th street, Block 3147, Lot 32, Borough of the Bronx.

APPEARANCES—

For Applicant: Samuel Goldfein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1924, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on September 19, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 21, 1943, as thereafter *amended* by resolutions adopted through September 19, 1950, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision f for a term of five years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy, shall be obtained; that the premises shall be restricted to a plot of ground 25 feet front by 125 feet in depth known as 2379 Tiebout avenue." (N.B. 413/21).

311-32-BZ—Vol. II

APPLICANT—William H. Fuhrer, for Pollio Dairy Products Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7e and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of existing building and the change in occupancy from milk pasteurizing and bottling to the manufacturing of cheese, and the change in occupancy of accessory stable building and wagon shed to storage building and garage, using more than the area permitted.

PREMISES AFFECTED—3482-3498 Fulton street and 244-262 Elderts lane, southwest corner and 257-263 Grant avenue, Block 4152, Lots 26 and 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Fuhrer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on February 10, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1827/52)

549-38-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business and unrestricted use district, the relocation of existing building and the extension in area of existing gasoline service station.

PREMISES AFFECTED—4729—3rd avenue and 4730 Park avenue, southwest corner, Block 3041, Lots 45 and 47, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 13, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 3, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1951, as thereafter *amended* by resolutions adopted through May 3, 1955, by adding thereto:

"that a new building may be constructed to replace the existing building which was proposed to be relocated as shown on plans marked "Received July 18, 1955," (4 sheets), *on condition* that in all other respects the requirements of the resolution above cited shall be complied with, and to permit the rearrangement of pumps post standard, sign and additional curb cut on each street as indicated on such plans and as passed on by the Borough Superintendent under N.B. 1001/55 under date of July 11, 1955."

MINUTES

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner. (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol II, on April 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on April 26, 1955, by adding thereto:

"that one 25 ft. pump island with two low pumps at each end may be permitted in place of the pump islands previously shown and an additional sign and light standard may be permitted at the intersection of East 49th street and Avenue H, as indicated on revised plans marked "Received July 20, 1955", *on condition* that in all other respects the resolution above cited shall be complied with." (NB 1221/54)

1121-39-BZ—Vol. I

APPLICANT—William H. Altman, for Public Gas Stations, Inc., new owner (Annie Hexfeld, Lillian, Klinghoff and Clifford W. Wentz, former owners).

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6001-6015 Church avenue, 538-562 Remsen avenue, northwest corner and 865-887 Ralph avenue, Block 4686, Lots 1, 5 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Altman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on December 19, 1939, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on March 22, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1939, as thereafter *amended* by resolutions adopted through March 22, 1951, all under Vol. I, by adding to resolution as adopted March 22, 1955:

"that such pumps may be located as indicated on revised plans marked, "Received, July 29, 1955" and passed on by the Borough Superintendent under amendment to Alt. App. 4092/45 under date of March 10, 1955."

802-40-BZ—Vol. II

APPLICANT—Doris A. Thompson for George H. Fogarty, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension of existing motor vehicle repair shop.

PREMISES AFFECTED—168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner, Block 10222, Lots 9 and 10, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Doris A. Thompson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on September 19, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 19, 1950, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision for a term of five years from the date of this *amended* resolution, to permit . . . .; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 1479/49)

812-41-BZ—Vol. I

APPLICANT—Leonard F. Rothkrug, for Birchwood Service Center, Inc., new owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the reconstruction and extension of a gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush avenue, southwest corner of Avenue L, Block 7815, Lots 32 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. I, on July 7, 1942, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 14, 1954; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1942, and as thereafter *amended* by resolution adopted September 14, 1954 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2605/53)

358-51-BZ
APPLICANT—Heiss and Wegmann, Inc., owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of owner's motor vehicles being repaired.
PREMISES AFFECTED—248 East 136th street, south side, 125 ft. east of Lincoln avenue, Block 2311, Lot 10, Borough of the Bronx.
APPEARANCES—
For Applicant: John Heiss and Frank Wegmann.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on October 9, 1951, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953; and
WHEREAS, the term of variance was extended on September 15, 1953; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 9, 1951, as thereafter *amended* by resolution adopted September 15, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 383/51.)

644-52-BZ
APPLICANT—Herman Kron, for Onofrio and Michael Civitano, owners.
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of an amusement center, office and shelter and permitting the parking and storage patron's motor vehicles.
PREMISES AFFECTED—904 Bolton avenue, east side, block bounded by Houghton avenue, Story avenue, Bolton avenue and White Plains road, Block 3671, Lot 1, Borough of the Bronx.
APPEARANCES—
For Applicant: George G. Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and
WHEREAS, the resolution was amended on June 15, 1954; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 1, 1955; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, as thereafter *amended* by resolutions adopted through March 1, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially completed, that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 943/52)

344-33-BZ—Vol. V
APPLICANT—Lama, Proskauer and Prober, for Nicholas Seandore, owner.
SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, to permit in a residence use district, an extension on the southerly side to be used as a kitchen in cellar and on first floor; an extension on westerly side to be used as new lounge, powder room and dressing room; and on the northerly side, extension to be used for new stairs to cellar; and to permit rearrangement of cellar room from bowling and billiard rooms to catering, banquet hall, lounge and new powder room and on first floor from ping pong room to dining room and dance floor, dressing room and powder room; and to permit the parking of motor vehicles on present tennis court and on vacant portion of lot for patrons only, with two curb cuts on service road.
PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495, Lot 870), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama and Joseph Scandore.
For Opposition: Edward Hoffman, for the Dept. of Park
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. V subject to the regular procedure to consider alterations.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly
Negative .....

950-40-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Waldw Holding Corp., owner.

MINUTES

SUBJECT—Application for consideration—reopening as Vol. II as to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of the basement and 1st story of a residence building to an undertaking establishment.
PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to be heard with Cal. No. 32-42-A, Vol. II, reopened this date to consider extension of use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corp., owner.
SUBJECT—Application for consideration—reopening as to consider a new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure to be heard with Cal. No. 950-40-BZ, Vol. II reopened this date for consideration as to extension of use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

436-43-BZ

APPLICANT—Kitzler and Nurick, for Anfonso Lizzi and Napoleone Sicoli, owners.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the sawing (with motor driven saws), chopping, bagging, storage and sale of wood.
PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue, Block 4505, Lots 1, 7 and 52, Borough of Brooklyn.
APPEARANCES—
For Applicant: Sidney H. Kitzler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing October 18, 1955, at 10 A.M. to consider extension of term of variance, term having expired March 24, 1955, subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

73-46-BZ—Vol. II

APPLICANT—Albert Melniker, for D. G. & S. Realty Corporation, owner.
SUBJECT—Application for consideration—reopening as to consider a new proposal as to extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension to an existing gasoline service station, to be used as office, storage room, lubritorium and battery charging, for a term of years.
PREMISES AFFECTED—2041 Hylan boulevard, north side, east of Adams avenue, Block 3561, Lot 66, Grant City, Borough of Richmond.
APPEARANCES—
For Applicant: Concetta Burgess.
For Administration: Samuel L. Becker, Dept' of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II to consider a new proposal as to extension of use, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

321-49-BZ—Vol. I

APPLICANT—Louis Cappell, owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance under Vol. I—re Application (decision of the borough superintendent); previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district the extension in use and area of existing gasoline service station (previously granted by the Board for a term of years), to include gasoline service station, lubritorium, auto washing, motor vehicle repairs, and office and the parking of motor vehicles waiting to be serviced.
PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.
APPEARANCES—
For Applicant: Jack Jaffe.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing October 18, 1955, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin, term of variance having expired November 22, 1954.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

865-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center, Inc., owner (Mortimer B. Steinder, doing business as Hillside Hollis Parking Service, lessee).
SUBJECT—Application for consideration—reopening as to extension of time to complete, record new owner and amend as to retaining wall—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.
PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Ingram S. Carner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened to amend the resolution adopted by the Board on June 9, 1953, as thereafter amended by resolutions adopted through March 23, 1954, and set for hearing on October 18, 1955 at 10 A.M. to consider extension of time to complete in view of expiration of time to complete on September 23, 1954, and to consider erection of retaining wall in place of sloping bank and fence required by the Resolution, waiving all requirements except a new decision of the borough superintendent, which has been filed, and required publication in the Bulletin for notice, and revised plans which have been filed.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

491-31-SA—Vol. VII

APPLICANT—Perfection Stove Company, owner.
SUBJECT—Application for consideration—reopening as Vol. VII for test and report as to new models—re Perfection Oil Heaters, Models H-811, H-812, H-813, H-815, H-816, H-818, H-822 and H-823; previously approved.
APPEARANCES—
For Applicant: T. J. Kasper.
ACTION OF BOARD—Application reopened for test and report, to consider additional models.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

23-37-SA

APPLICANT—Silent Heet Oil Burner Co., for Quiet Heet Mfg. Corp., owner.
SUBJECT—Application for consideration—reopening as for report as to additional trade name—re Silent Heet Oil Burner, Models A, B and E; previously approved.
APPEARANCES—
For Applicant: Martin B. Beline.
ACTION OF BOARD—Application reopened for report as to additional trade names.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

779-38-SA—Vol. III

APPLICANT—Wayne Pump Company, owner.
SUBJECT—Application for consideration—reopening as for test and report as to revision of model—re Martin and Schwartz Computing and Non-Computing Gasoline Pumps, Model 70 series 2F and Model 70 series 21; (previously approved re Models 70 and 80).
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for report as to revision of model numbers, now re-numbered as No. 80-1GHT.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

296-47-SM

APPLICANT—Inland Building Block Corporation, owner.
SUBJECT—Application for consideration—reopening as for test and report as to additional models—re General Building Block Corp. Concrete Masonry Units; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for test and report as to additional models.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

78-53-SM

APPLICANT—PerALex of New Jersey, owner.
SUBJECT—Application for consideration—reopening as to test and report as to amendment as to lightweight roof construction—re PerALex Insulated Roof System; previously approved.
APPEARANCES—
For Applicant: E. Judson Hoops.
ACTION OF BOARD—Application reopened for test and report as to roof construction.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

573-53-SA

APPLICANT—The Wayne Pump Company, owner.
SUBJECT—Application for consideration—reopening as for test and report as to additional models in the same series—re Wayne Gasoline Dispensing Pump, Models 505-DUO-1 and 505-DUO-2; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for test and report as to additional models in the same series.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

649-53-SA

APPLICANT—The Wayne Pump Company, owner.
SUBJECT—Application for consideration—reopening as for test and report as to additional models in the same series—re Wayne Gasoline Dispensing Pump, Models 500, 505, 500 CDM and 505 CDM; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for test and report as to additional models in the same series.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

734-54-SM

APPLICANT—Seelye Stevenson Value & Knecht, owner
SUBJECT—Application for consideration—reopening fo report to consider use of approved Perlite in addition t Perlite as approved under trade name Per-Alex—re Cor ruform and Tufcor Steel Deck (fire-resistive roof fo industrial construction); previously approved.
APPEARANCES—
For Applicant: William A. Faiella.
ACTION OF BOARD—Application reopened to consid use of approved Perlite in addition to Perlite as ap proved under the trade name of Per-alex.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative: .....

Adjourned: 3:45 P.M.

JOSEPH J. DOYLE, *Chief Cler*

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 24, 1955, as they appeared in Bulletin No. 22, Vol. 40, are hereby corrected to read as follows:

114-55-SA

APPLICANT—Cornelius C. Fisk, for The Messer Co., Inc., owner.

SUBJECT—Application February 7, 1955—Merco Mechanical Draft Oil Burner, Model J, approval of.

APPEARANCES—

For Applicant: Cornelius C. Fisk.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 114-55-SA

Subject: Merco Oil Burner, Model J, also to be marketed as the #4 Oil Burner, Model J and the Thermax Oil Burner, Model J, approval of.

The Messer Company of 631 Central Avenue, Newark, N. J. filed February 7th, 1955 an application with the Board of Standards and Appeals for approval of the Merco Oil Burner, Model J, also to be marketed as the #4 Oil Burner, Model J and the Thermax Oil Burner, Model J under provisions of C26-178.0.b. Administrative Building Code and 19-57.0, Administrative Code and the Oil Burner Rules of the Standards and Appeals.

Purpose

A mechanical draft oil burner to be used with commercial standards fuel oil not heavier than #4.

Description

This is a high pressure mechanical draft conversion gun type oil burner. It consists of a main blower frame, blast tube, base, electric motor, electric ignition transformer, pump, nozzle feed line, nozzle, cut-off valve, pressure regulating valve, strainer, ignition wiring, ignitors and electric heater assembly. The burner starts with automatic ignition instantaneous at 70% of normal line voltage with oil at 32° F. The burner has been approved by the Underwriters Laboratories, Ref. # M P 555, Appl. #54 C 6387. The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed, with no flarebacks or undue carbon deposits. Controls operated to shut down machine in 90 seconds.

Inspection and Test

A model of the oil burner was inspected and tested at 139-24 Queens Blvd., Jamaica, N. Y. and was found to operate as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and Neil C. Fisk, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the Approval of the Merco Oil Burner, Model J, for the use in New York City with fuel oil not heavier than #4* when installed and operated as herein described provided that each burner have a label permanently affixed reading, "Approved by the Board of Standards and Appeals, for use in New York City, under Cal. No. 114-55-SA."

The Committee further recommends that the burner be marketed as The #4 Oil Burner, Model J, and the Thermax Oil Burner, Model J, on consideration that the provisions herein required be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

---

* Correction—Reference to the grade of fuel oil to be used changed from "#5" to "#4."

NOTICE

Copies of the Official Directory of the City of New York for the year 1955 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and Courts, are now on sale at the office of the Supervisor of the City Record, Room 2213, Municipal Building, Manhattan, New York 7, N. Y. Price One Dollar. Make check or money order payable to "Supervisor of City Record"

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

(*Continued from page* 1401)

L. J., November 6, 1950, Spec. I, Queens; 521 Fifth Ave. Corp'n v. Murdock, 62 N. Y. S. [2], 414). ¶Motion to vacate the order of December 22, 1954, is granted."
(New York Law Journal, July 6, 1955)

* * * * *

The Cord Meyer Co. vs. Board of Standards and Appeals:—On July 7, 1954, the Board denied an application under Section 7, subdivisions f and i, of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom and office, and to permit the parking of more than five motor vehicles waiting to be serviced; Cal. No. 1105-41-BZ, Vol. II; Premises 91-20 Roosevelt Avenue, southeast corner Benham Street, Jackson Heights, Borough of Queens.

At Special Term, Supreme Court, Queens County, Mr. Justice Rabin sustained the Board in the following decision:

"Motion by the respondents, constituting the Board of Standards and Appeals of the City of New York, to vacate the order of certiorari obtained pursuant to the provisions of section 668e-1.0 of the Administrative Code of the City of New York and to dismiss the petition on which it was granted; and cross-motion by the petitioner for a final order sustaining the certiorari order and annulling the determination of the Board of Standards and Appeals. The respondents, the Board of Standards and Appeals of the City of New York, denied an application made pursuant to section 7 (f) and section 7 (i) of the Zoning Resolution to vary the application of the provisions of section 4 of said resolution, in order to permit in a business zone district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom and office, and the parking of more than five motor vehicles waiting to be serviced. ¶The premises which are the subject of this proceeding are known as No. 91-20 Roosevelt avenue and are located at the southeast corner of Roosevelt avenue and Benham street, Jackson Heights, Borough of Queens, City of New York. They consist of an irregular plot with a frontage of 170 feet on Roosevelt avenue and a frontage of 161.75 feet on Benham street. The premises are presently used for the parking and storage of more than five motor vehicles. The plot is vacant except for a small building used in connection with the operation of the business. The premises involved herein and Roosevelt avenue are in a business use, B area, Class 1½ height district; Benham street is in a residential and business use, B area, Class 1½ height district. ¶The site under consideration has been devoted to the use of parking motor vehicles since 1942 by virtue of a grant of variance, and since 1948 as a matter of right as a conforming business use. ¶After due notice and a complete hearing, an inspection of the site and the neighborhood was held by a committee of the board. Thereafter the board, consisting of only three members, acted on the application, two members voting to grant and the third to deny the application. Since this was not the concurring vote of three members of the board required to grant a variance, the matter was adjourned for action by the full board, which denie the application by a vote of two to two. ¶The petitioner claims tha it wishes to erect a building in order to pay the taxes based on th high assessed valuation of the land and to derive a satisfactory re turn on its original investment. It contends that there is a de mand within the area for the type of use proposed and that n other type of building permitted in a business use district woul be practical due to the location of the plot along an elevated sub way structure. In support of its contention, the petitioner point out that at the present time there are vacant store buildings alon Roosevelt avenue, indicating that there is no need for addition store space; that the plot is not suited for residential purposes du to the noise created by the elevated line; and finally, that com pliance with the strict letter of the zoning regulation would cau undue hardship. ¶The respondent board justifies its determinati upon the following: There was no proof that the use of parkin as a conforming use is less desirable than when it was a non-co forming use; that there was no proof that there was less need f parking now in the affected area than there was in 1942 when pet tioner obtained a variance for such use; that there was no proo that the monetary return from the now conforming business use o parking was inadequate; that the mere fact that the petitione claimed that it did not get adequate rental from the lessee was n basis for granting a variance; that there was no proof that th site could not be used for other conforming business uses; indee there was no evidence that petitioner ever made an effort to devo the site to any other conforming business use; that there was n evidence that there was need for a gasoline service, lubrito-ju car washing and motor vehicle repairs station in the area, and th immediately adjoining the site there were other gasoline statio and finally, that the site could be developed with a combined re dence and store building as well as with other conforming busine uses. ¶As to petitioner's claim of practical difficulties or unnec sary hardships, the board points out that the application for a va ance was made pursuant to section 7 (f) and section 7 (i) and pursuant to section 21 of the zoning resolution. ¶The entire rec establishes that the Board of Standards and Appeals exercised judgment and discretion in good faith and in conformity with law and the facts. It does not appear that the denial of the va ance was arbitrary or capricious (Matter of Reed v. Board Standards and Appeals, 255 N. Y., 126, 134-135). ¶As for contention that the application was denied by a tie vote, the sh answer is that the granting of a variance required the concurr vote of *three,* not merely two members of the board. Since t vote was not obtained, the application was lawfully denied. light of the foregoing views, the court concludes that the petitio has failed to show that the respondent board abused its discre in denying the variance. Its determination must, therefore, sustained. The motion to vacate the order of certiorari and to miss the petition is granted and petitioner's application is den No costs. ¶Submit order."
(New York Law Journal, May 9, 1955, page 13)

* * * * *

2.05
EW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | September 27, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 39

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting of Tuesday Morning, September 20, 1955, Affecting Calendar Numbers 20-43-BZ, 539-43-BZ—Vol. II, 969-54-BZ, 60-55-BZ, 128-55-BZ, 186-55-BZ, 293-55-BZ, 341-55-BZ, 377-55-BZ, 430-55-BZ, 137-26-BZ—Vol. II, 365-46-BZ and 592-54-BZ.

Minutes of Regular Meeting of Tuesday Afternoon, September 20, 1955, Affecting Calendar Numbers 257-39-SM—Vol. II, 468-49-SM, 556-50-SM, 554-52-SM, 463-54-SA, 547-54-SA, 567-54-SA, 790-54-SM, 940-54-SA, 72-55-SA, 77-55-SM, 198-55-SA, 208-55-SA, 210-55-SM, 300-55-SM, 443-55-SM, 488-55-SM, 216-34-A, 238-46-A, 717-51-A—Vol. II, 140-52-A—Vol. II, 564-53-A, 189-55-A, 285-54-A, 244-55-A, 753-53-A, 475-54-A, 686-54-A, 432-55-A, 647-17-BZ—Vol. II, 558-24-BZ—Vol. IV, 732-41-BZ—Vol. III, 790-41-BZ, 223-46-BZ, 899-46-BZ, 739-48-BZ, 1002-48-BZ, 342-50-BZ—Vol. II, 377-54-BZ, 263-19-BZ—Vol. III, 1083-47-BZ, 715-52-BZ—Vol. II, 446-53-BZ—Vol. II, 351-54-BZ, 423-54-BZ—Vol. II, 776-54-BZ, 777-54-BZ, 160-49-SM—Vol. II and 79-51-SM.

Rules Covering Dry Cleaning Establishments.

Public Hearing on Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to September 20, 1955

Cal. No. Dept. Premises Affected

706-55-BZ—H.B.B.—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn, N.B. 2008-55—re gasoline service station, auto safety inspection, repairs, lubritorium, etc.

707-55-SM—C.L.A. One and One-half Hour Fire Door, manufactured by Coast Line Steel Products Inc. and Acme Kalamein Door and Sash Co., Material.

708-55-SA—Hardwick Divided Top and Table Top Gas Ranges, Models A-355, T-155, 6356 and 9556-5, manufactured by Hardwick Stove Co., Appliance.

709-55-BZ — H.B.B. — 1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68 inclusive, Borough of Brooklyn, N.B. 1980-55—re Gasoline service station, sales office, lubritorium, parking of 25 cars, etc.; signs, etc.

710-55-BZ—H.B.Q.—246-02 to 246-08 South Conduit avenue and 138-57 to 138-59 246th street, southeast corner and 246-01 to 246-03 139th avenue, Block 13622, Lot 5, Rosedale, Borough of Queens, N.B. 3148-55—re gasoline service station, lubritorium, minor repairs, auto washing, office, etc.; setbacks, etc.

711-55-A—F.D.—27-08 to 27-52 Thomson avenue, southwest side, 20 ft. southeast of Court Square and 45-31 to 45-61 Court Square, Block 82, Lot 1, Long Island City, Borough of Queens, Decision re Order No. 6872-5—re Storage of volatile inflammable oil, etc.

712-55-BZ—H.B.B.—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place and 19 Fanchon place, Block 3483, Lot 6, Borough of Brooklyn, Alt. 3016-54—re motor vehicle repair shop in business use district.

713-55-BZ—H.B.Q.—181-01 to 181-11 (181-05 official) Horace Harding Expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens, N.B. 3323-55—re gasoline service station, lubritorium, auto washing (non automatic), minor repairs, sale of auto accessories, parking of cars waiting servicing, etc.

714-55-BZ—H.B.M.—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 36, Borough of Manhattan, Alt. 911-55—re parking and storage in restricted retail use district.

715-55-BZ—H.B.B.—983-985 Flatbush avenue, east side, 95 ft. 3 in. south of Albemarle road, Block 5126, Lot 14, Borough of Brooklyn, N.B. 1550-55—re area excessive.

716-55-A—H.B.B.—1137 67th street, north side, 279 ft. 10 in. east of 11th avenue, Block 5759, Lot 63, Borough of Brooklyn, Alt. 2467-55—re frame building—changing occupancy to public use (club).

717-55-SA—GE Combination Washer-Dryer, Models WD660, WD560, WD561, and WD563, manufactured by General Electric Co., Appliance.

718-55-SA—Empire Gas Furnaces, Models W50, W75, W100, W125, W150, W175, 75C100C, 125C and 150C, manufactured by Empire Stove Co., Appliance.

719-55-BZ—H.B.Bx.—1202-1224 Prospect avenue, east side, 180 ft. north of Stebbins avenue and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of Brooklyn, N.B. 1066-55—re gasoline service station, lubritorium, car washing, storage, office and sale, parking, etc.

720-55-A—H.B.M.—130-132 5th avenue, northwest corner of West 18th street, Block 820, Lot 38, Borough of Manhattan, N.B. 2129-55—re exits, etc.

721-55-A—H.B.M.—110 West 14th street, south side, 150 ft. west of Avenue of The Americas, Block 609, Lot 33, Borough of Manhattan, Alt. 1143-55—re egress, etc.

722-55-A—H.B.M.—611-621 Broadway, northwest corner of West Houston street, Block 523, Lot 48, Borough of Manhattan, Alt. 713-55—re egress, etc.

723-55-A—H.B.M.—1071 5th avenue, east side, from West 88th to West 89th streets, Block 1500, Lot 1, Borough of Manhattan, Amendment to N.B. 27-52—re ramps; elevator shafts; glass roof construction; elevator doors.

724-55-BZ—H.B.B.—2365-2375 Flatbush avenue and 1936-1952 East 51st street, northeast corner, Block 8511, Lot 1, Borough of Brooklyn, Alt. 2099-55—re motor vehicle repair shop and customer's parking in business use district.

725-55-BZ—H.B.M.—71-83 Lafayette street, east side, 111-131 Centre street, west side, 20-38 Franklin street, north side and 101-113 White street, south side, entire block, Block 169, Lot 10, Borough of Manhattan, N.B. 79-55—re height, etc.

Restored to Docket

160-49-SM Vol. II—Long-Flex Gas Stove Connector (re opened for test and report as to addition of an alternat coupling design), manufactured by Flexible Connector C of America.

79-51-SM—QRS DeLuxe Fabric Flame Retardant Interio (reopened for report as to change of name of owner-manufacturer—California Flameproofing and Processing Co. manufactured by QRS Neon Corp. Ltd., Chemical Divisio Material.

351-54-BZ—H.B.Bx.—1275-1283 Gun Hill road, north sid from Bouck to Wilson avenues, 3201-3211 Wilson aven and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borou of the Bronx, N.B. 208-54.

777-54-BZ—H.B.Bx.—2350 Hermany avenue, south side, 1 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Bo ough of The Bronx, Alt. 798-54.

776-54-BZ—H.B.Bx.—2344 Hermany avenue, south side, 3 ft. west of Zerega avenue, Block 3697, Lot 29, Borough The Bronx, Alt. 797-54.

1083-47-BZ Vol. II—H.B.M.—331-337 East 105th stre north side, 225 ft. west of 1st avenue, Block 1667, Lots 15 and 17, Borough of Manhattan, Amendment to A 1465-52.

CALENDAR

263-19-BZ Vol. III — H.B.B. — 564-592 St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn, Alt. 2175-55.

423-54-BZ Vol. II—H.B.Bx.—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 66 and 69, Borough of The Bronx, Amendment to N.B. 286-54.

715-52-BZ Vol. II—H.B.M.—609 East 11th street, north side, 142.8 ft. east of Avenue B., Block 394, Lot 64, Borough of Manhattan, Alt. 838-55.

146-53-BZ Vol. II—H.B.B.—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn, Amendment to Alt. 1084-53.

DESIGNATIONS: **H.B.**—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 27, 1955—Vol. 40, No. 39
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 27, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 27*, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

166-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 27, 1955, applicant to file new application, new authorization of owner and new decision of the borough superintendent in view of the change in zoning, and new notices to property owners for that date.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge.

377-55-BZ

APPLICANT—Noah N. Sherman and Joseph Lau, for Esso Standard Oil Co., and 2407 Boston Road Corp., owners.

SUBJECT—Application May 9, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include car washing, state inspection station, motor vehicle repairs, front end alignment, storage and sale of accessories and office.

PREMISES AFFECTED—2335-2407 Boston road, west side, from White Plains road to Waring avenue, Block 4346, Lots 58, 62 and 69, Borough of The Bronx.

Laid over from September 20, 1955 to September 27, at 10 A. M. for applicant to file revised plans as to doors and curbs and date of ownership.

CALENDAR

862-51-BZ Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.

PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

932-54-BZ

APPLICANT—Henry Nordheim, for Jacob Tutnauer, owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the retail use district portion of lot located in a residence and retail use district the change in occupancy of one store to manufacturing use.

PREMISES AFFECTED—1162-1168 Colgate avenue and 1460 Westchester avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.

PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.

85-55-BZ

APPLICANT—Saul S. Sharison, for Music Realty Inc., owner.

SUBJECT—Application February 7, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from class A multiple dwelling, to residence (one family) and general offices and offices for a music publishing house.

PREMISES AFFECTED—417 West 50th street, north side, 250 ft. west of 9th avenue, Block 1060, Lot 22, Borough of Manhattan.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

SEPTEMBER 27, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 27*, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

264-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.

265-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.

489-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wrigh Vinyl Tile (flooring), approval of.

490-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wright Rubber Tile (flooring), approval of.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedder Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from order and a decision of the fire commissioner.

CALENDAR

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.
SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

432-55-A

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.
SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

7-55-A

APPLICANT—Florence Rand, owner.
SUBJECT—Application January 5, 1955—re Appeal from a decision of the borough superintendent, (under section 35, General City Law re premises in bed of mapped street—Atlantic avenue).
PREMISES AFFECTED—94-66 158th street, south side, 22.45 ft. west of Atlantic avenue, Block 10109, Lot 30, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 4, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

304-54-BZ

APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

350-54-A

APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 4, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.
SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

137-55-A

APPLICANT—Ferdinand E. Innocenti, for A. Q. Orza, owner.
SUBJECT—Application February 18, 1955—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 216 (4) of the Multiple Dwelling re yards, etc.
PREMISES AFFECTED—77 Christopher street, north side, 102 ft. 1½ in. west of 7th avenue, Block 619, Lot 67, Borough of Manhattan.

468-55-A

APPLICANT—M. W. Del Gaudio, for Namlu Inc., owner.
SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—681 Broadway and 2-6 West 3rd street, southwest corner, Block 532, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.
Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.
Laid over from July 19, 1955 to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment; then to October 11, 1955, for inspection and decision; hearing closed.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of

CALENDAR

the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

Laid over from July 19, 1955, to September 13, 1955, at the request of an objector; then to October 11, 1955, for revised plans for the proposed building and fencing and for inspection and decision.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision.

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owner.

SUBJECT—Application reopened May 17, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.

PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed; then to October 11, 1955, at the request of the applicant until the Board acts on Cal. No. 190-55-BZ, now laid over to October 11, 1955, 10 a.m.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

CALENDAR

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.
PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; then to September 20, 1955, for further consideration; then to October 11, 1955, for revised plans showing wall on East 234th street building line.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co. owner (Michael Gaglio, lessee).
SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of three years.
PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.

Laid over from September 20, 1955, to October 11, 1955, for inspection and decision; applicant to file revised plot plan showing the actual status of lots.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli, owner.
SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.
PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

Laid over from September 20, 1955, to October 11, 1955, for inspection and decision; hearing closed.

341-55-BZ

APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).
SUBJECT—Application April 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons, of A. & P. market.
PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

Laid over from September 20, 1955 to October 11, 1955, applicant to file revised plans and additional photographs showing A & P store site, present parking lot and proposed addition of Lot 42.

430-55-BZ

APPLICANT — Lama, Proskauer and Prober, for The Goldner Building Corp., owner.
SUBJECT—Application May 27, 1955—re (decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.
PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, Lot 34, Borough of Brooklyn.

Laid over from September 20, 1955 to October 11, 1955, for inspection and decision; hearing closed.

898-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Faraldo, owner.
SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the use of said premises as a junkyard.
PREMISES AFFECTED—233-235 Skillman avenue, north side, 136 ft. 7 in. east of Woodpoint road, Block 2884, Lot 39, Borough of Brooklyn.

899-54-BZ

APPLICANT—Leonard F. Rothkrug, for Thames Trading Co., Inc., owner (Joseph Faraldo, lessee).
SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of said premises as a junkyard.
PREMISES AFFECTED—239-251 Skillman avenue, north side, 150 ft. west of Kingsland avenue, Block 2884, Lot 33, Borough of Brooklyn.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change from parking lot to one story taxpayer (stores).
PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

868-54-BZ

APPLICANT—Simeon Heller, for Bramsona Realty Corp., owner.
SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under sections 7A, 7(c) and 7(h) of the zoning resolution, to permit in a restricted retail and residential use district the change from stores and storage, to stores, storage, loading and unloading, and parking of cars for tenants.
PREMISES AFFECTED—41-83 to 41-99 Main street, northeast corner of Maple avenue, Block 5134, Lot 1, Flushing, Borough of Queens.

79-55-BZ

APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).
SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.
PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

416-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.
PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

243-55-BZ

APPLICANT—Larry Meltzer, for S. R. K. Realty Corp., owner (Owner under Purchase Contract — Joseph Clemente).

CALENDAR

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

35-55-BZ

APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.
SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under 7e of the zoning resolution, to permit in a business use district, for a term of years, the maintenance of a cabinet making shop, using power saw equipment.
PREMISES AFFECTED—3916 14th avenue, west side, 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.

36-55-A

APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.
SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3916 14th avenue, west side, 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

686-54-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.
SUBJECT—Application August 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—30-32 West 21st street, south side, 400 ft. east of Avenue of The Americas (6th), Block 822, Lot 58, Borough of Manhattan.

496-55-A

APPLICANT—Samuel Cohen, for Alleonage Corp., owner.
SUBJECT—Application June 16, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8 Washington place and 275 Mercer street, southwest corner, Block 546, Lot 21, Borough of Manhattan.

635-55-A

APPLICANT—A. H. Salkowitz, for Harrington Homes, Inc., owner.
SUBJECT—Application July 29, 1955—filed pursuant to section 35, General City Law re premises in bed proposed street widening (Deepdale place).
PREMISES AFFECTED—50-24 to 50-34 Deepdale place, west side, 55.73 ft. north of and northwest corner of Thebes avenue, Block 8231, Lots 93, 96 and 99, Little Neck, Borough of Queens.

639-55-A

APPLICANT—Salvatore Palumbo, for St. Marks-4th Avenue Realty Corp., owner (Modern Way Lumber Co., lessee).
SUBJECT—Application July 29, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—81-85 4th avenue, east side, 20 ft. south of St. Marks place, Block 934, part of Lot 7, Borough of Brooklyn.

458-55-A

APPLICANT—Lama, Proskauer and Prober, for Louis Leff, owner.
SUBJECT—Application June 8, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—642 East 18th street, southwest corner of Foster avenue, 1st floor, Block 5238, Lot 40, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 14, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, October* 14, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for the Demolition of Buildings.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.
SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board.

436-43-BZ

APPLICANT—Kitzler and Nurick, for Alfonso Lizzi and Napoleone Sicoli, owners.
SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (de-

CALENDAR

sion of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the sawing (with motor driven saws), chopping, bagging, storage and sale of wood.

PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue, Block 4505, Lots 1, 7 and 52, Borough of Brooklyn.

365-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.

PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

321-49-BZ—Vol. I

APPLICANT—Louis Cappell, owner.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, auto washing, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced, for a term of years.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

429-49-BZ Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.

PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

57-50-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

956-54-BZ

APPLICANT—David Kraus, for Kerlin Homes, Inc., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.

PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.

150-55-BZ

APPLICANT—Jacob Lubroth, and Son, for Joseph Olive, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

216-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.

SUBJECT—Application March 15 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district the storage and sale of compressors and parts, and off street loading.

PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.

PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

264-55-BZ

APPLICANT—Lama, Proskauer and Prober, for U and O Corporation, owner.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles with show window, curb cuts and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

1083-47-BZ Vol. II

APPLICANT—Wechsler and Schimmenti, for 333 East 105th Street Corp., owner (Domestic Linen Service, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, a one story

CALENDAR

extension of existing wet wash laundry or westerly building line, to be used as an additional loading space; and permitting the extension of the balance of third floor court and permitting the construction of unbuilt balance of fourth floor (court).

PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue, Block 1667, Lots 14, 15 and 17, Borough of Manhattan.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application reopened September 20, 1955 for consideration of resolution as adopted in view of change of zoning—re (decision of the borough superintendent) previously granted on condition under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district maintenance of present uses of sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

535-55-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank for Savings in the City of New York, owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the construction of off-street loading berths with access thereto less than 50 ft. from a street intersection.

PREMISES AFFECTED—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

536-55-A

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank in the City of New York, owner.

SUBJECT—Application June 27, 1955—re Appeal from a decision of the borough superintendent.

PREMISES—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street, southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

666-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.

SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.

PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

232-55-BZ

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.

SUBJECT—Application 25, 1955—re (decision of the borough superintendent) under sections 7(c) and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district, to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ

APPLICANT—Burke, Green and Groh, for Carmine I. Calabro, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under sections 7(c), 7(h) and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick Boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 8 and 9, Laurelton, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

OCTOBER 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon October* 25, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

224-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.

SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent.

PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1 Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated; then to November 15, 1955, at the request of the applicant for the owner to advise the Board more in detail as to a proposed tenancy.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school; then to November 15, 1955, at the request of the applicant; owner is considering a conforming use.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M., at the request of the applicant until the Board acts on Cal. No. 190-55-BZ, now laid over to October 11, 1955, 10 A. M.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1955, at 10 A. M., at the request of the applicant for the owner to advise the Board more in detail as to a proposed tenancy.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i

MINUTES

of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, southside 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Norman R. Silver.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1955, at 10 A.M., at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board; hearing previously closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1955, at 10 A. M., at the request of the applicant; owner is considering a conforming use.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co., owner (Michael Gaglio, lessee).

SUBJECT—Application February 15, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Gustave Goldman and Mendes Hershman.

For Opposition: Jacob R. Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; applicant to file revised plot plan showing the actual status of lots.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh and Patrick R. O'Connor.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M., for devised plans showing wall on East 234th street building line.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli, owner.

SUBJECT—Application April 15, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.

PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Roy Borelli.

For Opposition: Robert Kramer, Charles P. Kramer, Jacob Ruth, Donald S. Ruth, Samuel Conovitz, Nathan Wigod, Irving Cooperman, Ira Newell, Aaron Kohn, Meyer Wilen and Nicholas Gilroy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

341-55-BZ

APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).

SUBJECT—Application April 27, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles for patrons, of A. & P. market.

PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M., applicant to file revised plans and additiona photographs showing A & P store site, present parking lot and proposed addition of Lot 42.

377-55-BZ

APPLICANT—Noah N. Sherman and Joseph Lau, for Esso Standard Oil Co., and 2407 Boston Road Corp., owners.

SUBJECT—Application May 9, 1955—(decision of th borough superintendent) under sections 7c and 7i of th zoning resolution, to permit in a business use district, th reconstruction and extension in area of existing gasolin service station to include car washing, state inspectio station, motor vehicle repairs, front end alignment, storag and sale of accessories and office.

PREMISES AFFECTED—2335-2407 Boston road, wes side, from White Plains road to Waring avenue, Bloc 4346, Lots 58, 62 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: Noah N. Sherman and Philip Nerzig.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housin and Buildings.

ACTION OF BOARD—Laid over to September 27, at A. M. for applicant to file revised plans as to doors ar curbs and date of ownership.

MINUTES

430-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Goldner Building Corp., owner.
SUBJECT—Application May 27, 1955—(decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district, the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.
PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, lot 34, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama, Harry Silver and Anthony Mazzucco.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 11, 1955, at 10 A. M. for inspection and decision; hearing closed.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.
SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extention to an existing garage for more than five motor vehicles.
PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, Vol. I of this application under section 7g of the zoning resolution, to permit in a business use district, the alteration and extension of a garage for the storage of more than five motor vehicles was withdrawn on December 21, 1926; and
WHEREAS, a later application (Vol. II) under section 7c of the zoning resolution was granted by the Board on June 15, 1943, to permit partly in business and partly in residence use district, the erection and maintenance of an extension to an existing garage for more than five motor vehicles (previously granted under Cal. 1284-23-BZ); and
WHEREAS, time to obtain permits and complete work was extended from time to time and last extended on March 23, 1954; and
WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation; and
WHEREAS, this applicaton was reopened on May 24, 1955 and set for hearing on June 21, 1955, at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, time to complete having expired March 23, 1955; and
WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over to June 28, 1955, for decision of the borough superintendent; then to July 12, 1955, at request of applicant; then to September 20, 1955, at request of the applicant and for filing of a decision of the borough superintendent; and
WHEREAS, no new decision of the borough superintendent has been filed; and
WHEREAS, when this case was called for hearing on September 20, 1955, there was no appearance on behalf of the applicant.
Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.
SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.
PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.
APPEARANCES—
For Applicant: John J. Meehan.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Time extended to complete the work.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
Note: The resolution will be published at a later date, after filing of a new decision of the Borough Superintendent.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.
SUBJECT—Application reopened and restored to docket June 1, 1955—re (decision of the borough superintendent) previously withdrawn, under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.
PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.
APPEARANCES—
For Applicant: Samuel Rosenblum, Laurence Reiner and A. S. Mongiello.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on February 8, 1955 after due notice by publication in the Bulletin; laid over to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department; then to March 29, 1955, for applicant to file revised plans as suggested by the Board; then to April 12, 1955, at request of the applicant, to file revised plans; then to April 26, 1955, for revised plans as to wall and grade of surrounding property; then to May 3, 1955, for further study by the Board; and withdrawn, without prejudice, on May 3, 1955; and
WHEREAS, the applicant requested that this application be reopened for consideration by the Board; and
WHEREAS, this application was reopened on June 1, 1955

and restored to the docket, to be set for hearing in due course, waiving all requirements; and

WHEREAS, this application was set for hearing on September 20, 1955; and

WHEREAS, a public hearing was held on this application on September 20, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West Fordham road are in residence and unrestricted use, B area, class 1½ height districts; Landing road is in manufacturing and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1954 acting on N.B. Applic. 1054-53 and superseded by N.B. 1054-53 dated October 20, 1954, reads:

> "1. In a residence district the proposed gasoline station with lubritorium, car wash, sales room, store room, illuminated signs and parking of motor vehicles is contrary to Art. II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 248.12 ft. frontage by 70 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 49.33 ft. front developed, 49.33 ft. rear, 13 ft. and 27 ft. in depth, one story in height, of class 3 construction, to be used as a gasoline station; and

WHEREAS, the applicant further states that a small area at the southerly end of plot is in an unrestricted district and the remainder was in a business district, but was rezoned on April 29, 1954 to residence district; and

WHEREAS, the applicant contends that if a use conforming to the requirements of the zoning resolution were attempted, such as residence, it would not give the owner a just income for his investment; that the erection of conforming use building, such as a multiple dwelling, would be a hardship because of its irregular shaped lot, with depths of 40 ft. at southern end and 70 ft. at northern end; that the multiple dwelling law would require a 13 ft. minimum yard at rear for the entire width of lot, plus courts where required; that a residence building in a B area district cannot occupy, at curb level, more than 65% of the area of the lot, if an interior lot; that the erection of conforming use buildings would be costly because of topographical conditions existing, with a sharp drop of terrain to the rear, thus requiring piles to be driven to rock 50 ft. to 60 ft. in depth, the erection of retaining walls and heavy concrete grade beams; that the erection of the proposed structure will keep this construction down to a minimum; that the proposed building would be a decided asset to the neighborhood in supplying services to vehicles using Major Deegan boulevard, which is 391.18 ft. from the subject property to corner formed by intersection of the new Boulevard and Landing road; that the operation of a gas station on the proposed site would in no way adversely affect the enjoyment by the public of the park immediately to the west and north; that several existing gas stations and garages to the south and southwest of this property were demolished to make way for the Major Deegan highway thus necessitating the need for additional gas stations; that the adjoining property to the north contains the Fordham Hill garage, under same ownership as proposed structure, which the Board granted under Cal. 31-51-BZ on March 13, 1951; and

WHEREAS, the applicant states that the present owner has held title to the property since May 3, 1951 and that the assessed valuation is $50,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, and Section 7c as to the portion in the unrestricted district, for a term of 20 years to permit the premises to be occupied as a gasoline station as proposed and substantially as indicated on plans filed with this application marked, "Received, July 16, 1954" (one sheet) and "April 11, 1955" (4 sheets) and "April 22, 1955" (2 sheets), *on condition* that the plot shall be arranged as indicated on such revised drawings and shall be generally levelled to the grade of the abutting streets; that there shall be erected on the interior lot lines, as shown, a wall consisting of a masonry base with a steel picket fence above to the total height of five feet six inches; that such base shall be of face brick to match the accessory building and shall be properly supported on piles or other construction satisfactory to the borough superintendent; that the accessory building shall be arranged substantially as shown, without cellar, and of the design as indicated, with all sides faced with face brick, and in all other respects shall comply with the requirements of the Building Code; that pumps shall be located where shown with no portion nearer than fifteen feet to the street building line; that there may be two platforms of twin pumps, each as indicated with low type approved pumps; that gasoline storage tanks shall be limited to not over twelve 550 gallon approved storage tanks; that the entrances to the premises may be by curb cuts as indicated consisting of four curb cuts each not exceeding 25 feet in width; that sidewalks and curbing abutting the premises shall be constructed to the satisfaction of the Borough President; that there shall be planting with suitable material as approved by the Park Department, where shown against the lot line walls; that the balance of the premises owned by this owner down to the park shall be graded, planted and maintained to the satisfaction of the Park Commissioner; that the balance of the premises, where not built upon or occupied by pumps and planting, shall be paved with concrete or asphaltic pavement throughout; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of two post standards, one toward the north and one toward the south, each for maintaining a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than four feet; that under Section 7h there may be parking of cars so parked as not to interfere with the servicing of the station; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

257-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Metal Lath and Lathing Accessories as follows: USG Color-Rite Diamond Mesh Lath; USG Color-Rite 4-Mesh Z Riblath; USG B-V Riblath, USG Resilient Clips Nos. 100, 200, 300, 400 and 500; USG ⅜" Riblath; USG ¾" Riblath; USG Sheet lath; USG 4A, 1A, 2A, 12A, 5A, 10A, 14A Corner Beads; USG 9A Corner Bead Clips; USG 3A, 6A and 7A Base Screeds, USG 8A Picture Mould; USG Cornerite; USG Striplath; USG Nos. 4 and 6 Metal Casings; USG Ceiling Runner and Attachment Clips; USG Wall Tiles (corrugated); USG Attachment Clips; USG Hanger Wire; USG Tie Wire; USG Cold Rolled Channels, ¾" and 1½"; USG Expanded Metal Stucco Mesh; (USG Metal Base System for Solid Metal lath, Rocklath, and plaster

Pyrobar or 2" solid sheetrock laminated partitions) previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 257-39-SM Vol. II
Subject: Amendment to resolution as to marking.

United States Gypsum Co., New York requested by letter dated June 7, 1955 that the resolution adopted October 8, 1940 and amended July 10, 1951 under Cal. No. 257-39-SM Vol. I and II be amended as to a change in marking. The application was reopened by a vote of the Board June 21, 1955 under Cal. No. 257-39-SM Vol. I and II.

Recommendation

The Committee on Test recommends that the resolution adopted October 8, 1940 and amended July 10, 1951 under Cal. No. 257-39-SM Vol. I and II be amended so as to permit the bill of lading, shipping ticket or invoice to be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 257-39-SM," in lieu of marking or labeling each container as is required under the resolution adopted October 8, 1940 under Cal. No. 257-39-SM on condition that all other requirements of the resolution adopted October 8, 1940 under Cal. No. 257-39-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 8, 1940 in accordance with the above report.

468-49-SM

APPLICANT—North American Cement Corporation, owner.
SUBJECT—Application June 1, 1949—North American Portland Cement (Air-Entraining) Type IA and Type IIA, approval of.
APPEARANCES—
For Applicant: Howard F. Kichline.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 468-49-SM
SUBJECT: North American Air Entraining Cement, approval of.

North American Cement Corp., New York Filed June 1, 1949 an application with the board of Standards and Appeals for approval of the material known as North American Air Entraining Cement Types I, II and III under the provisions of C26-312.0.C Administrative Building Code.

As the section quoted referred to an ASTM specification in which there was no proviso for Air Entrained Cement, the Board held the application in abeyance until such time as they could promulgate rules for the use of air entrained cement. Such rules were enacted by the Board under Cal. No. 64-55-SR on March 11, 1955, effective April 4, 1955.

Purpose

The material is a portland cement for use in structural concrete.

Description

The cement is a portland cement into which an air entraining agent is interground with the clinker at the mill.

The agent is a neutralized vinsol resin, this agent is pumped from the supply tank to the finish compeb mills.

Inspection and Test

The plants of the applicant at Howes Cave and Catskill were inspected by Asst. Engr. J. A. Darts Committee on Test and samples of the cement at each mill were identified and placed in sealed cans. The sealed cans of cement were submitted to the laboratory for test in accordance with the requirements as set forth under Cal. No. 64-55-SR. All samples tested successfully met the requirements of ASTM C175-53 as set forth under Cal. No. 64-55-SR. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the North American Air Entraining Cement, Types IA, IIA and IIIA as manufactured at the applicants plants at Howes Cave and Catskill, New York as meeting the requirements of C26-312.0 Administrative Building Code as superseded by General Resolution as adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legally marked and that each bag or container be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 468-49-SM," including the specific type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

556-50-SM

APPLICANT—United States Gypsum Co., owner-manufacturer.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re USG Trussteel Studs; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 556-50-SM
Subject: Amendment as to marking.

United States Gypsum Co., New York requested by letter dated June 7, 1955 that the resolution adopted October 9, 1951 and amended July 13, 1954 under Cal. No. 556-50-SM be amended as to change in marking. The application was reopened by a vote of the Board June 21, 1955.

Recommendation

The Committee on Test recommends that the resolution adopted October 9, 1951 and amended July 13, 1954 under Cal. No. 556-50-SM be amended so as to permit the bill of

lading, shipping, ticket or invoice be marked or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 556-50-SM," in lieu of tagging each bundle on condition that all other requirements of the resolution adopted October 9, 1951 under Cal. No. 556-50-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 9, 1951 in accordance with the above report.

554-52-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 21, 1955 as to amendment to resolution—re Metal Floor Runner (base runner for partitions of various widths); previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 554-52-SM
Subject: Amendment to resolution as to marking.

United States Gypsum Co., New York requested by letter dated June 7, 1955 that the resolution adopted June 2, 1953 under Cal. No. 554-52-SM be amended as to labelling or marking the containers. The application was reopened by a vote of the Board June 21, 1955 under Cal. No. 554-52-SM.

Recommendation

The Committee on Test recommends that the resolution adopted June 2, 1953 under Cal. No. 554-52-SM be amended so as to permit each bill of lading, shipping ticket or invoice to be marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 554-52-SM," on condition that all other requirements of the resolution adopted June 2, 1953 under Cal. No. 554-52-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 2, 1953 in accordance with the above report.

463-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., Agent).
SUBJECT—Application June 1, 1954—Olson Gas-fired space Heater, Model GU-300 through 2000, approval of.
APPEARANCES—
For Applicant: Charles Scheverman.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 463-54-SA
Subject: Olson Gas-fired Space Heaters, Models GU-300 through 2000, approval of.

Arthur A. Olson & Co. Canfield, Ohio filed June 1, 1954 an application with the Board of Standards and Appeals for approval of the Olson Gas-fired Space Heaters Models GU-300 to 2000 under the provisions of Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is a gas-fired space heater for non explosive atmospheres.

Description

The Models GU-300 through 2000 are currently designated as follows: TU-G-300 through 2000; TH-G-300 through 2000; TD-G-300 through 2000; SU-G-300 through 2000; SH-G-300 through 2000 and SO-G-300 through 2000 and the letter designating have the following meanings.: T—Tubular Heater; U—Upflow; D—Downflow; H—Horizontal; S—Stainless Heater and G—Gas-fired.

The tubular heater operates as follows:

The products of combustion, after being burned in the combustion chamber, are taken out at the top and at both sides of the heat exchanger through openings formed by flattening the tubes. The gases then pass in a counter-flow pattern to the rear of the heater and then to the front of the heater where a flue connects the two sections to an induced draft fan which discharges it into a suitable stack. The air to be heated is taken in by the blowing fans and blown through the inside of the tubes as well as between the secondary heating surface, a radiation shield and outside casing and it is discharged at the top of the heater by either adjustable nozzles or a distributing duct system.

The stainless steel heater operates as follows:

The products of combustion, after being burned in the combustion chamber, are taken off at the bottom front and at both sides of the heater. By means of baffles the gases then travel around the boiler tubes in the economizer section to the rear of the heater in which they join and pass back to the front of the heater to the induced draft fan which discharges into a suitable stack. The air to be heated is taken in by the blowing fans, blown through the inside of the boiler tubes in the economizer section and then around the stainless steel heat exchanger where it is discharged through either adjustable nozzles or a distributing duct system. A radiation shield is also provided between the stainless steel heat exchanger and the outside casing.

The burner used on both types is atmospheric type known as McKee Atmosphere Burner.

The following controls are furnished as standard equipment:

Fused disconnect switch, Blowing fan starter, Induced fan starter, Tranformer, Burner on-off switch, Fan switch Time delay relay for purging period, M.H. pilot gas valve M.H. slow opening gas valve, M.H. electronic safety relay with flame rectifier and Flame rod, M.H. thermostat, M.H. fan and limit control and a gas pressure regulator.

Inspection and Test

The heater was inspected and tested by Asst. Engr. J. A. Darts Committee on Test. The burner operated as designed and the safety controls functioned as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Olson Gas-fired Space Heaters Model GU-300 through 2000 now known as model TU-G-300 through 2000, TH-G-300 through 2000, TD-G-300 through 2000, SO-G-300 through 2000, SH-G-300 through 2000 and SH-G-300 through 2000, on condition that the units be constructed as herein described and installed in accordance with the requirements of Article 12, Chapter 26 and further that

the units shall not be installed in garages or places of explosive atmospheres and that each unit bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 463-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

547-54-SA

APPLICANT—Roberts-Gordon Appliance Corp., owner.
SUBJECT—Application June 23, 1954—Multuri Horizontal Gas-fired Burner, approval of.
APPEARANCES—
For Applicant: John B. Spencer.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 547-54-SA

Subject: Multuri Horizontal Gas-fired Burner, approval of.

Roberts-Gordon Appliance Corp., owner filed June 23, 1954 an application with the Board of Standards and Appeals for approval of the Multuri Gas-fired Burner under the provisions of C26, Art. 12 Administrative Building Code.

Purpose

A horizontal atmospheric flue connected gas burner with multiple venturi mixers used for commercial and industrial boilers.

Description

These are horizontal atmospheric gas burners with multiplicity of venturi mixers in common air duct. Air duct includes louvers to control air flow, these louvers are linked to the input control valve. A pipe manifold at the rear of the burner incorporates a series of jets which register with the mixers. Each jet contains a drilled orifice to control gas flow. When used on other than natural gas a primary air shutter will normally be attached to the jets. This shutter may also be used in some cases with natural gas to permit operation under unusual draft or turn down conditions. Each burner assembly contains one or more pilots. Standard is one electronic pilot. Second pilot, if used, is plain, except when dual electronic pilot is specified by customer.

Multuri Burners are furnished with following components assembled. Air ducts, mixers, manifold, input control valve, pilots including pilot regulator and when used pilot solenoid valve. Input control valve furnished assembled to burner, including linkage between valve and air louvers. Electronic controls are furnished attached to the burner, with all wiring completed.

Available in standard models containing from four to fifty-four mixers. First digit in catalog designation indicates quantity of mixers in vertical column, remaining digits indicate total number of mixers in burner assembly. Burners are normally furnished for intermittent (off-on) operation. These burners are equipped with a slow opening diaphragm type input control valve. Burners with "M" as suffix to burner catalog designation are modulating burners, normally equipped with a governor throttling, diaphragm type input control valve. Special customer specifications may require the use of other input control valves on both intermittent and modulating burners.

Multuri Burners are available with four cataloged arrangements of electronic pilot which incorporate Minneapolis-Honeywell R890 or R190 Protectorelay to provide features as follows:

FCA — Electronic—Manual ignition, constant pilot, shuts off main valve only, in event of pilot outage.
FC-B — Electronic Pilot—Manual ignition, with solenoid valve in pilot line to provide 100% gas shut-off in event of pilot outage.
FCS-A — Similar to FCA, but incorporates ignition transformer to provide automatic ignition.
FCS-B — A system which provides automatic ignition, 100% shut-off, standing pilot which is interrupted momentarily before and after each firing period to cycle Protectorelay thru a component check.

In addition to above standard arrangements, burners may be equipped for special piloting features, or with electronic flame detection devices other than shown. Standard accessories furnished with the burner include gas pressure regulator main manual shut-off valve and barometric draft regulator.

Inspection and Test

A model of this appliance was inspected and tested at Coney Island and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and representatives of the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Multuri Horizontal Gas-fired Burner for use in New York City with natural or manufactured gas when installed and operated in accordance with this report and the provisions of Article 12 Administrative Building Code on condition that each burner bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 547-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

567-54-SA

APPLICANT—Iron Fireman Corp., for Iron Fireman Manufacturing Co., owner.
SUBJECT—Application March 18, 1954—Iron Fireman Radiant Inshot Gas Burner, Model GBH, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 567-54-SA

Subject: Iron Fireman Radiant Inshot Gas Burner, Model GBH, approval of.

Iron Fireman Manufacturing Co. of Cleveland, Ohio filed March 18, 1954 an application with the Board of Standards and Appeals for approval of the Iron Fireman Radiant Inshot Gas Burner, Model GBH under the provisions of C26, Art. 12 Administrative Building Code.

Purpose

A gas fired conversion burner for firing of heating and

process furnaces and boilers within the range of 60000 to 225000 BTU input per hour.

Description

The device consists of a frame on which are mounted a set of automatic controls, a metering orifice, a venturi mixing tube, an alloy flame retainer, a flame distributor and a frame for mounting these parts including an adjustable damper for regulating the flow of secondary air.

The controls are approved by the American Gas Association Testing Laboratory and consist of the following:

1. Manual shut-off valve for main gas supply.
2. Manual shut-off for pilot gas supply.
3. Gas pressure regulator with vent line to pilot burner.
4. Automatic gas control valve.
5. Automatic safety pilot.

The burner is assembled in a rigid steel enclosure painted to provide protection from corrosion, with burner operating instructions mounted in an accessible position on the outer cover.

Inspection and Test

The burner was inspected and tested at 356 4th Avenue, Brooklyn and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Bradley T. Sheridan representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Iron Fireman Radiant Inshot Gas Burner, Model GBH for use in New York City when installed and operated in accordance with this report and the provisions of C26, Art. 12 Administrative Building Code provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 567-54-SA," The Committee further recommends that these burners shall not be used in garages or places of explosive atmospheres and that all ports and orifices shall be maintained for the type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

790-54-SM

APPLICANT—Insulite Division of Minnesota and Ontario Paper Co., owner.

SUBJECT—Application October 8, 1954—Insulite Roof Deck, 1½", 2" and 3", approval of.

APPEARANCES—

For Applicant: Hugh A. Ward and Harold Perrine.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 790-54-SM

Subject: Insulite Roof Deck 1½", 2" and 3" thickness, approval of.

Harold Perrine for Insulite Division of Minnesota and Ontario Paper Company, filed October 8, 1954 an application with the Board of Standards and Appeals for approval of the material 1½", 2" and 3" Insulite Roof Deck under the provisions of C26-626.0 Administrative Building Code.

Purpose

The material is to be used in lieu of wood for roof construction in frame buildings.

Description

The material consists of several layers of one-half thick Insulite wood fiber insulation board laminated together with a water resistant adhesive to provide units 2'-4" x 8'-0" and 1½", 2" and 3" in. thickness.

The long edges are tongue and grooved while the ends are cut square. The tongue and groove of the interlocking tongue and groove joint are ½ deep and ½" to ¾" wide depending on the thickness.

Inspection and Test

Load tests, conducted in accordance with the requirements of C26-626.0 Administrative Building Code were witnessed by Asst. Engr. J. A. Darts Committee on Test.

Results of test were as follows:

A. 1½" Insulite
Span—2'-0", Width 2'-0", Overhang over Span—1'-0", Nailing 3" nails—5" on center, 2" edge distance-bearing 1½"
Ultimate Load—248 lbs. per sq. ft.
Safe carrying capacity per C26-626.0—248 ÷ 4 — 62 lbs. per sq. ft.

B. 2" Insulite
Span—2'-8", width 2'-0" Overhang over span—0'-8", Nailing 3¼" nails, 5" on center—2" edge distance bearing 1½"
Ultimate Load—227 lbs. per sq. ft.
Safe carrying capacity per C26-626.0—227 ÷ 4 — 56 lbs. per sq. ft.

C. 3" Insulite
Span—4'-0", Width 2'-0" overhang over span 2'-0", Nails 4½", 5" on center, 2" edge distance bearing 1½"
Ultimate Load—207 lbs. per sq. ft.
Safe carrying capacity per C26-626.0—207 ÷ 4 — 52 lbs. per sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material Insulite in thickness of 1½", 2" and 3" on spans as above described for voluntary use in New York City as a substitute for wood for roof construction in wood frame construction on condition that the maximum spans and nailing shall be as follows: *1½" Insulite:* 2'-0" Span, 3" Nails, 5" on center, 2" edge distance, *2" Insulite:* 2'-8" Span, 3½" Nails, 5" on centers, 2" edge distance, 1½" bearing, 3" *Insulite:* 4'-0" Span, 4½" Nails, 5" on centers, 2" edge distance, 1½" bearing and further that this material shall be covered with an approved roofing material and that each container or carton in which the material is shipped shall be marked, stamped or tagged as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 790-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

940-54-SA

APPLICANT—Drake Equipment Co., Inc., owner.

SUBJECT—Application December 3, 1954—Drake Commercial Clothes Dryer, Model SA, approval of.

APPEARANCES—

For Applicant: Irving Pitel.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 940-54-SA

Subject: Drake Commercial Clothes Dryer, Model SA, approval of.

The Drake Equipment Co., of Woodside, New York filed December 3, 1954 an application with the Board of Standards and Appeals for approval of the Drake Commercial Clothes Dryer, Model SA under the provisions of C26-178 and Article 12 Administrative Building Code.

Purpose

A gas heated unit manually controlled designed to dry average loads of wet wash. (16 lbs. dry weight).

Description

The machine consists of the following major components:

1. Gas heated oven box assembly.
2. Perforated metal drum.
3. One half HP motor.
4. Temperature control thermostats.
5. Cabinet.
6. Exhaust fan.

The wet wash is placed in the perforated drum which is rotated by motor at speed of 45 RPM. Air is drawn by exhaust fan (also propelled by motor). Air stream passes through the heated sections of the oven box, through the perforated drum and out of the machine.

A thermostat turns the gas flow off and on to maintain a predetermined temperature range. A high limit thermostat protects against excessive heat. The cabinet is of cold-rolled steel with a white baked enamel finish. Electric power requirements are 100 V, 60 cycles AC. Gas input is 70,000 BTUs per hour.

Inspection and Test

The device was inspected and tested at 37-37 57th Street, Long Island City and found to operate as designed with an average load of wet wash 16 lbs. dry weight. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and I. Pitel and D. Epstein representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Drake Commercial Clothes Dryer, Model SA for use in New York City be approved under C26-191.0 when installed in accordance with this report and Art. 12, Sub. Art. I of the Administrative Building Code, provided each machine bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 940-54-SA," that in view of this device requiring constant manual control and using less than 50,000 BTUs per hour, no connection to flue under the Building Code is required.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

72-55-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application February 1, 1955—Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single), approval of.

APPEARANCES—
For Applicant: R. C. Beckman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 72-55-SA

Subject: Gilbert & Barker, Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single), approval of.

Gilbert and Barker Manufacturing Company of West Springfield, Mass. filed February 1, 1955 an application with the Board of Standards and Appeals for approval of Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single), under the provisions of C19-69-06 Administrative Code and C26-191.0 Administrative Building Code.

Purpose

A 1/3 HP explosion-proof electric motor driven position type or rotary pump to raise the gasoline from the tank and furnish a pressure just under 20 lbs. for proper metering.

Description

Each of the model pumps is an electrically driven metering pump with the Model 902 equipped with the computer type of registering mechanism, and the Models 903, 905 and 908 equipped with a roller clock type of registering mechanism.

The feature of these new pumps is the combination pump unit-air separator. The pump unit-air separator separates the air which would be admitted through a leaky suction line or through fraudulent manipulation. The air separator also has the important function of providing room for expansion of the liquid in the system due to a temperature rise. The meter is a four-piston positive displacement type of unusual accuracy and meets the requirements of Weights & Measures authorities throughout the world.

A valve is incorporated between the meter and visible discharge indicator assembly to maintain the liquid under a slight pressure at all times, thus preventing vaporization while the unit is standing idle. This is a necessity as vapor at this point would cause false measurements in hot weather. A very rugged visible discharge indicator is employed which would make immediately visible any air or vapor pockets should they occur. The flow is controlled at the nozzle. The unit has a maximum rate of flow of 60 gallons per minute.

The motor is turned on and off by means of a handle on the outside of the dispensing unit. The handle operates a rod which is directly connected to a switch in the motor.

The Model 902 and Model 903 dispensers are equipped with an external hose attached to a hose outlet on the outside of the pump panel. The hose extends from the pump 10 feet to the nozzle tip.

The Model 905 is equipped with a hose arrangement of the outside loop type and extends from the pump outlet 30 feet 6 inches to the nozzle tip.

The Model 908 is equipped with an internal hose retractable device and the hose extends from the pump 13 feet 6 inches to the nozzle tip.

The entire mechanism of the four model pumps complies with all the requirements of C19-69 Administrative Code and the Underwriter's Laboratories.

Inspection and Test

These pumps were inspected and tested at the plant of the applicant and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and representatives of the applicant. The pumps have been approved by the Underwriters Laboratories, Inc., Certificate Guide Number 60 03.4 file number MH1941.

MINUTES

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Gilbert & Barker, Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905 and 908 (single) for use in New York City when installed and operated in accordance with this report and the requirements of C19-69-06 Administrative Code and C26-191.0 Administrative Building Code, provided each appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 72-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

77-55-SM

APPLICANT—John M. Sibarium, Agent for General Filters, Inc. owner.

SUBJECT—Application February 1, 1955—General Filters Inc., Water Trap, Model 90, approval of.

APPEARANCES—
For Applicant: John M. Sibarium.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 77-55-SM

Subject: General Filters Inc., Water Trap, Model 90, approval of.

General Filters Inc., of Grand River Avenue, Novi, Michigan filed February 1, 1955 an application with the Board of Standards and Appeals for approval of Model 90, Water Trap under the provisions of the Oil Burner Rules of the Board.

Purpose

To remove from the tank oil supply of an oil burner all water, heavy scale and similar tank impurities.

Description

This is a heavy wall cast iron trap with integrate baffle with a capacity of approximately 1½ qt. It is 5⅞" in height and 5-9/16" in diameter weighing approximately 7 lbs. The inlet and outlet are interchangeable ⅜" standard pipe thread. The drain plug is ¾" standard pipe thread.

Inspection and Test

This device was inspected and tested at 146-03 21st Avenue, Long Island and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and J. M. Sibarium representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of this device for voluntary installation in New York City on condition that each device bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for voluntary use in New York City under Cal. No. 77-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

198-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Counterflow Oil-fired Warm Air Furnace, approval of.

APPEARANCES—
For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 198-55-SA

Subject: Ingersoll Counterflow Oil Fired Warm Air Furnace, approval of.

The Ingersoll Conditioned Air Division of the Borg-Warner Corp. filed March 7, 1955 an application with the Board of Standards and Appeals for approval of the Ingersoll Counterflow Oil Fired Warm Air Furnace under the provisions of C19-570 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

These are forced draft flue connected warm air furnaces for domestic and commercial installation.

Description

These furnaces are built with a 22 gauge steel casing and a 14 gauge heat exchanger with a 12 gauge head. The combustion chamber is precast refractory material shipped in position in the furnace. The burners are of approved type. The fan and limit control is either a Crise FAL 10A or FAL 40. The primary oil burner controls are a mercoid or Minneapolis-Honeywell. The upper limit is either Minneapolis-Honeywell Model L477A or Thermo-Disc style 9707.

The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposits.

With the oil cut off the controls functioned in 50 seconds. With a stack temperature of 485°, the CO_2 content of the flue gases was 10%. The appliance is listed by the Underwriters Combustion. The burner has been listed by the Underwriters Laboratories Guide 160 E2 MP 2228B.

Inspection and Test

The furnace was inspected and tested at 6908 38th Avenue Woodside and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Stephen Dowling representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommend the approval of the Ingersoll Counterflow Oil Fired Warm Air Furnace for use in New York City in domestic and

commercial installation with fuel oil not heavier than #3 U. S. Dept. of Commerce Standard when installed in accordance with the report and the Oil Burner Rules of the Board of Standards and Appeals provided the furnace has a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 198-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

208-55-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application March 4, 1955—Gilbarco Gasoline Dispensers, Models 924B, 914B, 924BRC and 914BRC, approval of.

APPEARANCES—
For Applicant: R. C. Beckman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 208-55-SA

Subject: Gilbarco Gasoline Dispensers, Models 924B, 914B, 924BRC and 914BRC, approval of.

The Gilbert and Barker Manufacturing Co., owner-manufacturer of West Springfield, Mass., filed March 4, 1955 an application with the Board of Standards and Appeals for approval of Gilbarco Gasoline Dispensers, Models 924B, 914B, 924BRC and 914BRC under the provisions of C19-69.06 Administrative Code and C26-191. Administrative Building Code.

Purpose

A gasoline dispenser for service stations.

Description

These are known as Twosome dispensers and are constructed of the same components and interlock device which are located in the same relation position as the models 904 and 904 previously approved.

The Twosome gasoline dispensers, of which there are four models, are described as follows:

Model 924B. This dispenser is two complete separate dispensers in one housing and will pump two products. It is equipped with two meters, two combination pump unit-air separators, two sumps, two meters and two computers. Each product delivered passes through one of the two dispensers. Each of the dispensers within the Model 924B housing has an electrically driven metering pump with a computer type of registering mechanism. The two 1/3 HP explosion proof electric motors drive two positive type rotary pumps to raise gasoline from the tank and furnish a pressure just under twenty pounds. The motors are turned "on" and "off" separately by means of a handle on each side of the dispensing unit. Each handle operates a rod which is directly connected to a switch in each motor.

Model 924BRC. This dispenser is similar to the Model 924RC and will deliver two products. It is built for remote control operation with the motors, pump unit-air separators and sumps eliminated. Air elimination takes place at the remote control pump unit which pumps product to the Model 924BRC dispenser.

Each of the dispensers within the housing of the Model 924BRC is operated separately by means of a handle on each side of the dispensing unit which starts and stops the remote control pump unit. Each handle is also connected to a feedline valve operated by a rod which opens and closes the valve in sequence with the start and stop of the remote control pump unit motors. The line valve prevents pressure in the hose of any other dispenser connected to the same supply line and which is not in operation while delivering gasoline from the Twosome dispenser in operation.

Model 914B. This dispenser will pump one product. It is equipped with one motor, one pumping unit, one air separator, one sump, two meters and two computers.

The unit is so designed that product is delivered to both nozzles on each side of the pump. It is an electrically driven metering pump with a computer type of registering mechanism. A ½ HP explosion proof motor drives a positive type rotary pump to raise gasoline from the tank and furnish a pressure just under twenty pounds. The motor is turned "on" and "off" by means of a separate handle on each side of the dispensing unit. Each handle is also connected to a feedline valve operated by a rod which opens and closes the valve in sequence with the start and stop of the motor, to prevent pressure in the hose of the idle side of the unit while gasoline is being dispensed from the other hose of the Twosome dispenser.

Model 914BRC. This dispenser is similar to the Model 914RC and will deliver one product through two hoses, but it is built for remote control operation with the motor, pumping unit, air separator and sump eliminated. Air elimination takes place at the remote control pump unit which pumps product to the Model 914BRC Twosome dispenser.

Delivery to each nozzle is accomplished by means of a separate handle on each side of the dispensing unit which starts and stops the remote control pumping unit. Each handle is also connected to a feedline valve operated by a rod which opens and closes the valve in sequence with the start and stop of the remote control pump unit, to prevent pressure in the hose of the idle side of the unit while gasoline is being dispensed from the other hose of the Twosome dispenser.

The dispensers have been tested by the Underwriters Laboratories Inc., Chicago, Ill.

Inspection and Test

The models herein described were inspected and tested at the plant of the applicant at West Springfield, Mass., and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and representatives of the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Gilbarco Gasoline Dispensers, Models 924B, 914B, 924BRC and 914BRC for use in New York City when constructed and installed as herein described on condition that each dispenser bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 208-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

210-55-SM

APPLICANT—Joseph Platzker, for The Glidden Co., owner.

SUBJECT—Application March 10, 1955—Duo-Tex (fire retardant paint), approval of.

APPEARANCES—
For Applicant: Joseph Platzker.

MINUTES

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 210-55-SM

Subject: Duo-Tex (fire retardant paint), approval of.

Joseph Platzker for the Glidden Company, Cleveland, Ohio filed March 10, 1955 an application with the Board of Standards and Appeals for approval of the material known as Duo-Tex (fire retardant paint) under the provisions of C26-178.0.b Administrative Building Code and C19-161.0 Administrative Code.

Purpose

The material is to be voluntarily used without fire resistive rating as a fire retardant paint over acoustical material.

Description

The paint is an intumescent oil-type paint the formulation of which is of a proprietary nature and the Board has, therefore, placed the formula in a sealed envelope which has been placed in the Board's safe so that the constituent parts of the formula will not be disclosed but can be checked at any time if necessary.

Inspection and Test

Inspection and test were made of this material at Manhattan College in the presence of Asst. Engr. J. A. Darts Committee on Test and J. Platzker representing the applicant.

The test conducted in accordance with the requirements of Fed. Spec. SS-A-118.b Section F-3C(2), was run on perforated fibre acoustical tile.

Results of the test were as follows:

Approximately four sq. inches of center tile were burned through; all other tiles were intact. All flaming ceased 1½ minutes after the gas flame was discontinued.

The complete report is on file with and is part of the application.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Duo-Tex (fire retardant paint) for voluntary use without fire resistive rating in New York City with fibre insulation board under the Fibre Board Rules of the Board.

The Committee further recommends that the material shall be used in accordance with the manufacturer's specifications and the paint shall be applied in two coats with coverage not to exceed 300 sq. ft. per gallon per coat.

The Committee further recommends that each container bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 210-55-SM," and in addition "CAUTION: Do not use in work not protected from the elements." The Committee further recommends that when this material is to be used with acoustical tile or ceiling that the manufacturer of said tile shall apply to the Board for an amendment to this recommendation.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

300-55-SM

APPLICANT—Alpha Portland Cement Co., owner.
SUBJECT—Application April 4, 1955—Alpha Portland Cement, Types I-A, II-A and III-A, (Air Entraining Cements), approval of.
APPEARANCES—
For Applicant: J. D. Bell.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 300-55-SM

Subject: Alpha Portland Cement, Type IA, IIA and IIIA (air entraining cement), approval of.

Alpha Portland Cement Company, New York, filed April 4, 1955 an application with the Board of Standards and Appeals for approval of the Alpha Portland Cement, Types IA, IIA and IIIA (air entraining cement) under the provisions of C26-312.0C.2 Administrative Building Code and the Rules of the Board adopted Under Cal. No. 64-55-SR.

Purpose

The material is portland cement used in building construction.

Description

In the manufacture of air entraining cement, the applicant introduces as the air entraining agent, neutralized vinsol resin into the regular portland cement. This agent is added directly to the mill which insure a controlled amount of the agent and a complete intermixing with the portland cement.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and samples of the cement from the applicant's mills at Catskill, New York and Martins Creek, Pa., were collected, placed in containers and sealed. The sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of Air Entraining Cements adopted under Cal. No. 64-55-SR.

The three types IA, IIA and IIIA as sampled from the Catskill, New York mill and the two types, IA and IIIA as sampled from the Martins Creek, Pa., mill met the requirements. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Alpha Portland Cement (air entrained) Types IA, IIA and IIIA as manufactured at the applicant's Catskill, New York mill and the Types IA and IIIA as manufactured at the applicant's Martins Creek, Pa., mill, as meeting the requirements of C26-312.0 Administrative Building Code as superceded by the General Resolution adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive use under Cal. No. 64-55-SR on condition that the type of cement shall be legibly marked and that each bag or container shall be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 300-55-SM", including the type of cement and when marketed in bulk for use in New York City the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

MINUTES

443-55-SM

APPLICANT—F. E. Schundler and Co., Inc., owner (William A. Burr, Agent).

SUBJECT—Application May 23, 1955—Schundler Acoustical Perlite Tile (fire resistant acoustical material), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 443-55-SM

Subject: Schundler Acoustical Perlite Tile, approval of.

F. E. Schundler and Company, Inc., Joliet, Illinois filed May 23, 1955 an application with the Board of Standards and Appeals for approval of the material known as Schundler Acoustical Perlite Tile under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

Purpose

The material is an incombustible acoustical tile.

Description

The basic material of the tile is "Perlite" which is defined under C26-113.0 as an acid, igneous, glassy rock of the composition of obsidian, expanded by heating and divided into small spherical bodies by the tension developed by its contraction on cooling. This basic material is sized and graded and mixed with mineral binder and filler. This mix is then placed in trays where the top surface is screeded to produce fissures. The molded product is then dried, planed down, cut to size, kerfed, beveled and offset.

Inspection and Test

Sample tiles were tested in accordance with the requirements of Federal Specification SS-A-118a at Manhattan College in the presence of Asst. Engr. J. A. Darts Committee on Test and W. Burr representing the applicant. There was no flaming of glow in the panel during or after the test.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the itnspection and test and the Committee on Test recommends the approval of the Schundler Acoustical Perlite Tile as manufactured by the New England Lime Co. as described herein for use in New York City as an approved mechanical suspension system on condition that each carton in which the tile is marketed shall be stamped, marked or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 443-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

488-55-SM

APPLICANT—Whitehall Cement Manufacturing Co., owner.

SUBJECT—Application June 6, 1955—Whitehall Air-Entraining Cement, Type IA and IIIA, approval of.

APPEARANCES—

For Applicant: W. F. Mackenzie.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 488-55-SM

Subject: Whitehall Air Entraining Cement, Types IA and IIIA, aproval of.

Whitehall Cement Manufacturing Company, Cementon, Pa., filed June 6, 1955 an application with the Board of Standards and Appeals for approval of the material known as Whitehall Air Entraining Cement, Type IA and IIIA under the provisions of C26-312.0.C.2 Administrative Building Code and the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is a portland cement used in building construction.

Description

In the manufacture of air entraining cement, the applicant introduces an air entraining agent into the regular portland cement. This agent is added directly to the grinding mill by means of a piping arrangement which allows a controlled amount of the agent to enter into the mill.

Inspection and Test

Th plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and samples of Type IA and IIIA were collected, placed in containers to seal. The sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of Air Entraining Cement adopted under Cal. No. 64-55-SR.

Both types met the requirements and the complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Whitehall Air Entraining Cement, Types IA and IIIA as manufactured at the applicant plant at Cementon, Pa., as meeting the requirements of C26-312.0 Administrative Building Codes as superceded by General Resolution adopted under Cal. No. 64-55-SR, for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legibly marked and that each bag or container be marked, tagged or labelled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 488-55-SM," including the specific type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

216-34-A

APPLICANT—Haeuser Shellac Company, lessee.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from an order of the Fire Commissioner, previously granted on condition.

PREMISES AFFECTED—52-64 Warren street, south side, 214 ft. west of Columbia street, Block 303, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: Arthur Hafner.
ACTION OF BOARD—Appeal reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 18, 1935, on certain conditions; and
WHEREAS, the resolution was amended on November 12, 1941, and
WHEREAS, the term of variance was extended from time to time and last extended on September 22, 1953; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1935 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* for a term of five years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects and that the equipment shall be maintained during the term of this variance to the satisfaction of the Fire Commissioner."

238-46-A
APPLICANT—Robert J. Reiley, for R. C. Church of St. Thomas Aquinas, owner.
SUBJECT—Application reopened July 12, 1955 for consideration as to extension of term of variance—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1530 Coleman street, west side, 226 ft. 3⅞ in. south of Flatlands avenue, Block 7859, Lot 58, Borough of Brooklyn.
APPEARANCES—
For Applicant: Robert J. W. Craven.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—
WHEREAS, the new decision of the Borough Superintendent, dated June 17, 1955, on Alt. App. 623/55 reads:
"1. The use of the 1st fl. was granted for a period of 2 years, expiring 4-30-48, any extension of time must be submitted to the Bd. of St. & Appeals. Denied."
and
WHEREAS, on April 30, 1946, the Board permitted the use of the building in question as a nursery school on the first floor only for a term of two years; and
WHEREAS, Certificate of Occupancy #118800 was issued for a two-year period expiring April 30, 1948; and
WHEREAS, the applicant now requests the Board to extend the term of the variance; and
WHEREAS, the applicant contends that plans have been filed under N.B. Application 20/55 for a new school building and when this building is completed it will release classrooms in the existing school building so that the nursery school now located in the frame building in question can be relocated and it is therefore requested that a temporary variance be granted so as to permit the issuance of a certificate of occupancy for a period of two years until the completion of the new school building.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1946, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:
"that this variance shall be for a term not exceeding five years from the date of this *amended* resolution . . ." (Alt. Applications 628/46 and 623/55.)

717-51-A—Vol. II
APPLICANT—James Whitford, Jr., for United Brethren Church on Staten Island, owner.
SUBJECT—Application reopened July 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2205 Richmond road, southeast corner of Todt Hill road, Block 934, Lot 17, New Dorp, Borough of Richmond.
APPEARANCES—
For Applicant: Donald Rowe.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated May 17, 1955, on amendment to Alt. App. 367/51, reads:
"1. Projecting bays indicated are an addition to new extension granted by Bd. of Standards & Appeals and exceed permitted area of 2497 sq. ft. and the total area of 4707 sq. ft. mentioned in modification and therefore this amendment must be referred to Bd. of Standards & Appeals for approval. Application denied."
and
WHEREAS, the applicant states the building is 42 ft. by 76 ft. in area, one story 25 ft. in height, of Class 4 construction, erected prior to 1898 on a lot 535 ft. front by 562 ft. in depth in a restricted use, E area, Class ¾ height district; used and occupied since erection as a church; and
WHEREAS, under Cal. No. 717-51-A—Vol. I the Board on January 29, 1952, permitted the erection of a Class 4 extension to existing building; and
WHEREAS, the applicant states it is now proposed to construct two projecting bays in the rear of addition previously permitted by the Board, such bays to be 3 ft. by 9 ft. each of frame construction with concrete foundations extending to footings 4 ft. below finished grade, as indicated on plans filed with this appeal marked "Received June 17, 1955", 1 sheet; and
WHEREAS, the applicant states one of the proposed bays will be used as an altar to serve the small chapel and the second used for a bay window in the pastor's study and that the area involved is 54 sq. ft. for both bays over and above the area permitted by the Board in its original resolution adopted January 29, 1952.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1952, by adding thereto:
"that in the event it is desired to construct two bay windows at the rear of the premises as now proposed and as shown on plan filed with this request for amendment marked "Received June 17, 1955", (1 sheet), such extension and construction may be permitted, *on condition* that the resolution above cited shall be complied with in all other respects."

140-52-A—Vol. II
APPLICANT—M. Martin Elkind, for Geriatric Properties Inc., owner.
SUBJECT—Application reopened June 7, 1955 as Vol. II—re Appeal from a decision of the borough superintendent
PREMISES AFFECTED—35-15 Parsons boulevard, east side, 100.11 ft. south of 35th avenue, Block 5003, Lot 6, Flushing, Borough of Queens.
APPEARANCES—
For Applicant: M. Martin Elkind and H. Feldman.
For Administration: Samuel L. Becker, Dep't of Housing

and Buildings and Joseph A. Sweeney, Dep't of Hospitals.
ACTION OF BOARD—Appeal denied.
THE VOTE TO GRANT—
Affirmative: Chairman Murdock and Deputy Chief Connolly 2
Negative: Commissioner Kleinert and Commissioner Keating 2
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 29, 1955, on Alt. App. 462/55 reads:

"1. The proposed use of a frame building for a nursing home is contrary to sec. 4.1.3 of B.C.

Under Cal. No. 140-52-A the B. S. & A. approved the use of this frame building for dwelling purposes only."

and

WHEREAS, the applicant states the building is 1 and 3 stories, 11 and 30 feet in height, 39 ft. 9 in. front by 162 ft. 2 in. in depth at 1st floor, 39 ft. 9 in. front by 52 ft. 3 in. deep at typical floor, of Class 3 and 4 construction, erected in 1906 on a lot 120.04 ft. front by 200.01 ft. in depth, used and occupied since April 1, 1953 as follows: Cellar—storage, boiler room and kitchen, 4 persons; 1st floor—Home for Aged, 70 persons; 2nd floor—dwelling, 5 persons; 3rd floor—storage, 0 persons. The premises are located in a residence and local retail use, C and D area, Class I height district; and

WHEREAS, the applicant states it is proposed to erect a one-story structure at the front of existing building which will form an extension to existing 2-story frame building now used in conjunction with the Home for the Aged on the premises; that the new structure will provide additional facilities and increase the number of patients; that construction will be similar to one-story rear structure now existing and will consist of masonry exterior walls, wood roofing; 1st floor partly of concrete slab and partly of wood beams; that there will be complete separation between the new construction and the existing frame building which will adjoin by means of a masonry fire wall equipped with 3-hour opening protective assemblies; and

WHEREAS, the applicant states it is proposed to install a one-source sprinkler system throughout present frame 2-story structure; that it is proposed to alter the 1st floor of existing 2-story structure by removing the stud bearing partitions and replacing same with steel girders and columns; that it is proposed to remove the present wood lath and plaster on all partitions, walls and ceilings of 1st floor of frame building and replace same with rock lath and plaster and to remove the open stairway between 1st and 2nd floors and alter the present side stair so that it will lead directly to the exterior; that it is proposed to install brick veneer for height of 1st story on all exposed frame walls and to fill in studs behind such brick veneer solidly with mineral wool from foundation to 2nd floor beams; that it is proposed to enclose the existing north open court between the 1-story structure at rear and the 2-story frame building and the roof of new enclosure will be constructed fireproof, new enclosure walls brick and the present frame walls of 2-story frame building which form part of the new enclosure will be covered with 8 in. brick thus forming a complete separation between the frame building and the one-story building at rear by an 8 in. brick wall from foundation to roof of the one story and thence out from the two story wall a distance of 5 feet with fully fireproof construction; and

WHEREAS, the applicant contends that the new one-story proposed nonfireproof extension will be used as a wing for the present Home for the Aged and will provide additional nursing unit for this institution consisting of thirteen patients rooms, nurses' station, utility room and toilet rooms; that it is intended to completely separate the new extension from the existing frame building by masonry walls equipped with 3-hour doors; that two independent means of egress will be provided directly to exterior for the new extension; and

WHEREAS, the applicant further contends that although there is a frame existing building as part of the structure, the proposed changes should be favorably considered because many safeguards will be provided as herein described; and

WHEREAS, the applicant contends that the 2-story frame structure will have limited use, such as being confined entirely to the first floor, the upper floors being used solely as a dwelling of the owner and operator; that in addition extensive alterations are proposed on the first floor of the frame dwelling to provide as many safeguards as possible; that the first floor of the frame building will be used only as diningroom, lounge and treatment room for ambulatory patients; that two means of egress will be provided from this portion besides the connecting doorways to the front and rear 1-story building; that the entire first floor of the frame building will be replastered and the present wood lath replaced with rocklath; that the exterior frame walls where exposed will be covered on the exterior with brick veneer and the studding forming the exterior enclosure on the first floor completely filled with mineral wool from foundation to second tier of beams; that interior stud bearing partitions will be almost entirely removed and replaced with steel girders and columns; that the present open stairway between first and second floors will be entirely removed; that a complete sprinkler system will be installed throughout the frame 2-story structure; that present boiler in cellar will be removed and all heating obtained from new boiler located in cellar of proposed front extension; that in existing cellar all storage will be completely removed and entire ceiling fire-retarded; and

WHEREAS, the plans were recommended by the Department of Hospitals, in changes as incorporated in the resolution offered for consideration; and

WHEREAS, the following resolution was offered for consideration:

The motion is to amend the resolution adopted by the Board on April 29, 1952, by adding thereto:

"that in the event the owner desires to erect an additional one-story Class 3 extension toward the street, as indicated on plans filed with this request for amendment marked "Received May 5, 1955", (7 sheets), such extension may be constructed and the change in use of the existing frame building may be permitted, provided the second story of the frame building is used solely as a residence for the director and the attic solely for storage; that the only portion of the frame building in which inmates shall be permitted shall be the first floor and basement, as indicated on such plans; that such wooden building shall be fire-retarded as proposed; that throughout the premises there shall be constructed and maintained a one-source sprinkler system and an interior automatic fire alarm system; that the premises shall be maintained to the satisfaction of the department of hospitals; that not over 53 beds shall be maintained in the existing one-story building and 39 beds in the proposed extension, making a total of 92; that the building shall not be increased in height or area and shall comply in all other respects with the Building Code; that the sprinkler system shall be connected with fire headquarters through an approved central station."

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 462/55, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

564-53-A

APPLICANT—Brown and Matthews, Inc., for Farrand Optical Co., owner.
SUBJECT—Application July 29, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4401 Bronx boulevard, west side, 260.51 ft. north of Nereid avenue, Block 5065, Lot 60, Borough of The Bronx.
APPEARANCES—
For Applicant: Francis D. Kalosky, Walter F. Timoney and Ralph H. Langley.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1953, on N.B. App. 614/53 reads:

"1. Frame construction within the fire limits is contrary to Sect. 4.1.2 of the Building Code.

2. Construction of frame buildings for commercial or industrial purposes is contrary to Sect. 4.1.3(5) and Sect. 4.2.3 of the Bldg. Code."

and

WHEREAS, the applicant states the building is one story, 14 feet high, 55 ft. front by 12 ft. in depth, Class 4 construction, erected in 1942 on a lot 358 ft. front by 195 ft. in depth, in an unrestricted use, C area, Class 1 height district, used and occupied since 1942 as a guardhouse and personnel office, 5 persons; and

WHEREAS, the applicant states the building in question was erected as a temporary structure for office use under Bldg. Notice 430/42; that upon completion of construction the building was relocated on site, renovated and been continuously occupied by the owner; and

WHEREAS, the applicant contends that the owner is engaged in defense work classified as secret, which required that a Security Patrol be maintained; that a portion of the building is used to house security patrol guards' quarters due to its strategic location, giving visual access to the main gate, shipping and receiving departments; that the balance of the building is used as a Personnel Department for interviewing prospective employees; that security regulations require prospective employees from entering restricted areas until cleared through the Personnel Department; and

WHEREAS, the applicant therefore requests that the Board permit the approval of N.B. Application 614/53, permitting the building in question to remain for a period consistent with the owner's requirements as contractors producing materials essential to the National Defense Program.

Resolved, that the decision of the Borough Superintendent, acting on N.B. 614/53, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term expiring June 13, 1958, to permit the continuance of the use of the one-story building as relocated and as indicated on plans filed with this appeal, marked "Received May 19, 1955", (2 sheets), and "July 29, 1953", (1 sheet), *on condition* that the building shall not be increased in height or area and shall be used only as proposed and for no other use; that in all other respects the buildings on the premises shall comply with all laws, rules and regulations applicable thereto other than as amended by the Board under Cal. No. 742-42-A relating to bridges between the two masonry buildings, variance for which expires in 1958.

189-55-A

APPLICANT—Roux Distributing Co., Inc., lessee (110 East 153rd Street Corp., owner).

SUBJECT—Application March 2, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

APPEARANCES—

For Applicant: Alexander Pfeiffer and Martin Isaacs.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, order No. 2620-4 issued by the Fire Commissioner April 20, 1954, reads:

"Technical Establishment

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

4. Remove or make readily removable from both sides, stationary metal screenings on windows located on 153rd Street side of building. C19-11.0, Administrative Code."

and

WHEREAS, said order was repeated in a decision of the Fire Commissioner dated February 3, 1955; and

WHEREAS, the applicant states that the building is one story and basement, 35 ft. in height, 286.68 ft. by 177.02 ft., irregular in area, of class 3 construction, erected 1951, located in an unrestricted use and occupied since 1951; basement—storage, 8 persons; 1st floor—manufacturing, storage, shipping and office, 48 persons; that the building is provided with a two-source sprinkler system throughout, an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one interior steel and concrete stairs, 4 ft. wide, masonry enclosed, equipped with fireproof, self-closing doors and leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #10768 issued June 18, 1952 upon completion of work under N.B. Applic. 886/49 describes the building as one story, fireproof, and permits the following use and occupancy: basement—storage, 8 persons; 1st floor—storage of non-combustible materials, manufacturing, loading dock, three-car, non-storage Garage; and

WHEREAS, the applicant contends that the use of the windows in question as a means of egress is neither practical or feasible; that the bottom of the windows is about 9 ft. from the basement floor and that access to same would have to be by ladder located on the inside of the building; that the window is approximately 2 ft. in height and runs about 100 ft. in length along the East 153rd street front and varies from about 12 ft. above grade to several feet above grade and access from the outside through these windows would necessitate a 9 ft. drop to the basement floor; that the purpose of the permanent screens on the windows is to obviate the breakage of same by teen-agers and prevent accessibility to the premises after working hours; that the screens present no hazard to the occupants of the basement floor as the entire building is used by the owner; that the occupancy of the basement is for storage and loading space and has a total number of occupants of 8 persons; that there are three legal exits readily accessible leading directly to the street; and

WHEREAS, the applicant has filed detailed drawings with this appeal showing that the windows are 2 ft. 4 in. high by 3 ft. in width, protected on the outside with stainless steel wire screens fastened by machine screws tapped into the mullion, and that these windows occur on the basement story at the East 153rd street front; and

WHEREAS, under date of January 18, 1955 under Cal. No. 402-54-A, the Board modified order No. 2620-4 issued by the Fire Commissioner April 20, 1954 requiring dykes around hydrogen peroxide and propylene glycol tanks.

Resolved, that the decision of the Fire Commissioner, acting on Order #2620-4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits from the premises shall be maintained as indicated on plans filed with this appeal marked "Received March 2, 1955", (2 sheets) and "June 29, 1955", (5 sheets); that the sprinkler system shall be maintained in accordance with requirements therefor and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

285-54-A

APPLICANT—James E. Casale, for Talon, Inc., owner.

SUBJECT—Application for consideration—re to withdraw as reopened to consider amendment as to sprinkler system, Nov. 23, 1954—re Application (decision of the borough superintendent); previously granted on condition.

PREMISES AFFECTED—43 East 51st street, north side, 175 ft. west of Park avenue, Block 1287, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn as to the request for reopening which reopening was on November 23, 1954.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.
SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the applicant stated it is desired to withdraw this appeal for the purpose of acquiring more property for the extension of the synagogue.
Resolved, that this appeal be and hereby is *withdrawn.*

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr. owner.
SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug and Lina Sanford.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 27, 1955, at 2 P.M., for inspection and decision; hearing closed.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.
APPEARANCES—
For Applicant: Alexander Zamschnick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 27, 1955, at 2 P.M., for inspection and decision; hearing closed.

686-54-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.
SUBJECT—Application August 17, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—30-32 West 21st street, south side, 400 ft. east of Avenue of The Americas (6th), Block 822, Lot 58, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum and Benjamin Bernstein.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 11, 1955, 2 P. M.; applicant to file revised proposal and plan.

432-55-A

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.
SUBJECT—Application May 19, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8-12 Forrest street, south side, 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 27, 1955, 2 P. M. for inspection and decision; hearing closed.

647-17-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Goldman, owner (James Miller, lessee).
SUBJECT—Application for consideration—reopening as to extension of time to compete and to obtain a certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage to motor vehicle repair shop, body and fender repairs, painting and spraying, welding and garage for more than five motor vehicles.
PREMISES AFFECTED—1419 East New York avenue, north side, 111 ft. 1¼ in. west of Sterling place, Block 1419, Lot 25, Borough of Brooklyn.
APPEARANCES—
For Applicant: Milton Bromberg.
For Administraiton: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was amended by the Board as Vol. II, on May 3, 1949, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 30, 1951; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 11, 1917, as thereafter amended by resolutions adopted through October 30, 1951, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all work was completed by July 19, 1952, and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this *amended* resolution." (Alt. App. 2966/48; 1281/55)

558-24-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Anjel Realty Corp., owner (Len-Bush Garage Corporation, lessee).
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the addition of outside parking of motor vehicles to existing storage garage.
PREMISES AFFECTED—21-23 Lenox road, north side, 166 ft. east of Flatbush avenue, Block 5064, Lot 106, Borough of Brooklyn.

APPEARANCES—
For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE:
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
and Buildings.
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. IV, on May 12, 1953, on certain conditions; and
WHEREAS, the resolution was amended on September 28, 1954; and
WHEREAS, time to obtain permits and complete the work was extended on May 25, 1954 and September 28, 1954; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953 as thereafter *amended* by resolution adopted through September 28, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that work is substantially completed except for reducing size of curb cut that all permits required and a Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 206/51)

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.
SUBJECT—Application for consideration—reopening as to amendment as to location of toilets—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and the parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street, Block 585, Lot 40, Rockaway Beach, Borough of Queens.
APPEARANCES—
For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was amended by the Board as Vol. III, on July 27, 1954, on certain conditions; and
WHEREAS, the resolution was amended again on July 12, 1955; and
WHEREAS, the applicant requested a further amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions adopted on April 14, 1942, as thereafter *amended* by resolutions adopted through July 12, 1955 by adding thereto:
"that arrangements of the toilets in the gasoline service station may be as now proposed and shown on plan marked, "Received, August 27, 1955" (one sheet) *on condition* that in all other respects, including removal of windows in the rear wall of this building, as indicated on plans filed with this request for amendment marked, "Received, August 22, 1955" (one sheet) and that in all other respects the resolution above cited shall be complied with." (N.B. 4492/53)

790-41-BZ

APPLICANT—Kurt Widder, for Herman H. Behn, owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop.
PREMISES AFFECTED—112-16 to 112-18 101st avenue, southwest corner of 113th street, Block 9430, Lot 7, Richmond Hill, Borough of Queens.
APPEARANCES—
For Applicant: Kurt Widder.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 30, 1942, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on May 31, 1944; and
WHEREAS, the term of variance was extended on June 26, 1944 and September 19, 1950; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1942, as thereafter *amended* by resolutions adopted through September 19, 1950 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. App. 8047/41)

223-46-BZ

APPLICANT—Raymond Irrera & Associates, for Fred C. and Augusta Dick, owners (Steinway Lumber Company, lessee).
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the use of power driven saws, for a term of years.
PREMISES AFFECTED—40-16 31st avenue, south side, 25 ft. west of 41st street, Block 678, Lot 44, Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Raymond Irrera.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 22, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1947 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision e for a term of five years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. 964/45)

899-46-BZ

APPLICANT—Raymond Irrera & Associates, for Frederick Harmeyer, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—161-37 128th avenue, north side, 112 ft. west of New York boulevard, Block 12269, Lot 45, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 23, 1947, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on September 22, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on Sept. 23, 1947, as thereafter *amended* by resolutions adopted through September 22, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of resolution shall read:

". . . *granted* under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." Misc. 7066/46)

739-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Hyman Arkway, owner. (Abraham Wolodarsky, executor).

SUBJECT—Applicant for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy of apartment on 2nd floor to private telephone exchange, for a term of years.

PREMISES AFFECTED—601 Crown street, north side, 305 ft. west of Troy avenue, Block 1412, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to obtain permits extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1948, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 1, 1955; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 1, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948 only as to the time within which to obtain permits and a Certificate of Occupany so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all work has been completed and that the term of variance extended on February 1, 1955, that all permits required and a Certificate of Occupancy shall be obtained within three month." (Alt. 2144/48)

1002-48-BZ

APPLICANT—Max Horn, for Philip E. Gussow and Gershon Mundell, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station.

PREMISES AFFECTED—1832 Cornaga avenue, north side, 250 ft. west of Mott avenue, Block 48, Lot 45, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 27, 1949, on certain condtions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 21, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1949, as thereafter *amended* by resolutions adopted through September 21, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 3932/48).

MINUTES

342-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Bros. Estates, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in the residence use portion of the plot, located in a residence and business use district, the parking of motor vehicles for patron's use.

PREMISES AFFECTED—9701-9713 Church avenue and 477-499 Rockaway parkway, northeast corner, Block 4694, Lots 6, 7, 8, 12 and 13, Borough of Brooklyn.

APPEARANCES—
For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on September 15, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on March 23, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1951, as thereafter *amended* by resolutions adopted through May 23, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the dated of this *amended* resolution." (Alt. App. 554/51)

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to mover's business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place, 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

APPEARANCES—
For Applicant: Robert W. Artus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 8, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and all work is completed and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 735/54)

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III as to change of use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the inclusion of a motor vehicle repair shop, stockroom, lubritorium and offices in an existing garage (previously granted by the Board).

PREMISES AFFECTED—564-592 St. John's place (old Nos. 722-746) south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

APPEARANCES—
For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III to consider change of use, subject to the regular procedure.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

1083-47-BZ

APPLICANT—Wechsler & Schimenti, for 333 East 105th Street Corp., owner. (Domestic Linen Service, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, a one story extension of existing wet wash laundry or westerly building line to be used as an additional loading space and permitting the extension of the balance of third floor and permitting the construction of unbuilt balance of fourth floor (court).

PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue, Block 1667, Lots 14, 15 and 17, Borough of Manhattan.

APPEARNACES—
For Applicant: Emanuel Fogel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing October 25, 1955, at 10 A.M., waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin, time to complete work having expired on May 25, 1955.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly
Negative: .....

715-52-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Surenko Realtie Inc., owner.

SUBJECT—Application for consideration—reopening Vol. II to consider a new proposed use, subject to regular procedure—re Application (decision of the borough superintendent), previously withdrawn, under sections

and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.
PREMISES AFFECTED—609 East 11th street, north side, 42 ft. east of Avenue B, Block 394, Lot 64, Borough of Manhattan.
APPEARANCES—
For Applicant: M. Martin Elkind.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty & Holding Corp., owner.
SUBJECT—Application for consideration — reopening as Vol. II as to extension of use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a local retail use, C area district, the demolition of the three 2 story frame buildings on the corner of Fulton street and Reid avenue and permitting the erection of a new 2 story extension to be used in conjunction with existing meat processing, with offices, toilets and locker rooms on the 2nd floor, using more than the area permitted, and permitting the change in use from garage for five cars and bar and grill, to meat processing.
PREMISES AFFECTED—70-76 Marion street, 349-359 Reid avenue, southeast corner and 1763-1755 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.
APPEARANCES—
For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.
SUBJECT—Application for consideration — reopening to consider resolution as adopted in view of change of zoning—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and business use district, for a term of fiftten years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon part of lot.
PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.
APPEARANCES—
For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing for consideration in view of the change of zoning since the action of the Board during consideration by the Board resulting in the resolution as adopted December 14, 1954, and set for hearing subject to the regular procedure waiving all requirements except two publications in the Bulletin and a new decision of the Borough Superintendent, which has been filed. Hearing date: October 25, 1955, 10 a.m.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Rachel Federico, owner.
SUBJECT—Application for consideration — reopening as Vol. II on basis of substantial new facts, subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 66 and 69, Borough of The Bronx.
APPEARANCES—
For Applicant: Howard N. Meyer.
For Administration: Samuel L. Becker, Dept of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II for a new hearing on the basis of substantial new facts, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner. (Hermany Farms, Inc., lessee).
SUBJECT—Application for consideration — reopening to consider change of zoning, use and height—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy from two family dwelling to offices.
PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega Avenue, Block 3697, Lot 29, Borough of The Bronx.
APPEARANCES—
For Applicant: Fred Melnick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing October 25, 1955, at 10 A.M. for consideration as to reaffirmance of resolution adopted by the Board on April 12, 1955, in view of the change in zone during time variance was granted, subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin, as notice.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner. (Hermany Farms, Inc., lessee).
SUBJECT—Application for consideration—reopening to consider change of zoning, use and height—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district the parking and storage of motor vehicles for a term of five years.
PREMISES AFFECTED—2350 Hermany avenue, south side, 19 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

MINUTES

APPEARANCES—
For Applicant: Fred Melnick.
For Administration. Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing October 25, 1955, at 10 A.M. for consideration as to reaffirmance of resolution adopted by the Board on April 12, 1955, in view of the change in zone during time when variance was granted, subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin, as notice.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

160-49-SM—Vol. II

APPLICANT—Flexible Connector Co. of America, owner.

SUBJECT—Application for consideration—reopening as for test and report—re Long-Flex Gas Stove Connector; previously approved.

APPEARANCES—
For Applicant: None

ACTION OF BOARD—Application reopened for test and report.

THE VOTE:
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

79-51-SM

APPLICANT—California Flameproofing & Processing Co., owner.

SUBJECT—Application for consideration—reopening as to report, change of name of owner-manufacturer—re QRS DeLuxe Fabric Flame Retardent Interior; previously approved.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened for report as to proposed change of name of owner-manufacturer.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 3:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES

RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK ADOPTED BY THE BOARD OF STANDARDS AND APPEALS JULY 15, 1955, EFFECTIVE AUGUST 10, 1955.

(CAL. 958-47-SR VOL. II)

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution to safeguard the character of the predominant types of use located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odor, toxic vapors and other forms of air pollution, the Board after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regu

lations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail District. (a) In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of the first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "hereafter established" shall mean those dry cleaning establishments established after January 1, 1953.

1.5. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

1.6. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wearing apparel, textiles, fabrics or articles of any other sort.

1.7. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals.

2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings and obtain its approval. Any prior approval shall be a compliance with this rule.

2.2. The requirements of Rule 2.1. shall not apply to existing dry cleaning establishments.

2.3. No dry cleaning unit shall be installed unless such unit is approved by the Board of Standards and Appeals.

2.4. The use of any existing commercial premises, as defined in Article 4, Administrative Building Code, for any dry cleaning establishment shall not be deemed to be a Change of Occupancy within the meaning of Section C26-185.0 of the Administrative Building Code.

2.5. The dry load capacity of all dry cleaning units shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.

2.6. No dry cleaning solvent shall be used unless such solvent has been tested and rated by the Fire Commissioner.

2.7. It shall be unlawful in any dry cleaning unit approved by the Board to use any solvent having a flashpoint other than that for which the dry cleaning unit has been approved by the Board.

2.8. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

3.1. No hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar

or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles, but such area may include, in conjunction with the dry cleaning establishment, unless otherwise prohibited by law, ordinary storage, boilers, washing equipment, compressors, pumps and filtration equipment.

3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by lawful non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, and fur storage.

3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building, except that this Rule 3.2 shall not apply to those establishments created prior to the effective date of these Rules:

3.2.1. which is of wood frame construction;

3.2.2. which is classified as a public building pursuant to Section C26-235.0 of the Administrative Building Code;

3.2.3. any part of which establishment is within 20 feet of any public building, as defined in Section C26-235.0 of the Administrative Building Code.

Rule 4. Egress.

4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following, except that this Rule 5 shall not apply to those establishments created prior to the effective date of these Rules:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fireproof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fireproof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fireproof enclosing partitions and ceilings within six feet of any dry cleaning unit shall be fire-retarded with one-hour fire resistive materials and doors and with two approved automatic wet pipe sprinkler heads located over the cleaning unit which may have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fireproof self-closing door or fireproof window assembly

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishments any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commission under such conditions as he shall prescribe.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following, except that this Rule 6 shall not apply to those establishments created prior to the effective date of these Rules:

6.1. Unless otherwise specifically exempted by law, no power or heating boiler shall be permitted in the same area or space where dry cleaning units are located unless such boiler or boilers shall be enclosed in a one-hour fireproof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishments or to the outer air..

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assemply.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.3. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

7.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide at least four complete changes of air volume an hour of such establishment during the operation of any dry cleaning units, and such ventilation as is otherwise required by law.

8.2. All Class A dry cleaning establishments shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of all dry cleaning establishments whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof, street, yard or court grade on which it opens of the premises in which said establishment shall be located, and

(2) The exhaust shall be under static pressure by reason of a mechanical fan, and

(3) The terminal of the exhaust shall be at least five feet from any window or ventilating opening if said ventilating window or ventilating opening lies on the same plane as the exhaust terminal and when the ventilating windows, or other ventilating openings lie on a plane which faces in the direction of the exhaust terminal such terminal shall be at least 10 feet away from the same, and

(4) All direct equipment exhausts or vents shall be provided with mesh lint arrestors which shall be kept clean unless lint traps are provided on the units, and

(5) The requirements of subdivisions (1) and (3) of this Rule 8.3 shall not apply to those establishments created prior to the effective date of these Rules.

Rule 9. Operating Precautions.

9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments.

9.2. The proprietor of any Class A establishment shall furnish to any person cleaning out a dry cleaning unit an approved type respirator for his use during the process of cleaning out any such unit.

9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) days after date of publication of the rules as adopted.

Rule 12.

If any term, part or provision of any of the aforesaid Rules shall be held unconstitutional or ineffective in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts or provisions of these Rules.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

(Cal. No. 784-41-SR)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, October 14, 1955 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

Proposed Amendments:

It is proposed to amend the Rules above cited by adding thereto a new Rule (7.8.1) to follow Rule 7.8 and a new Rule (7.29) to follow Rule 7.28, as follows:

7.8.1 Design of Forms:

7.8.1.1 Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the formwork was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in such formwork before it has been duly inspected and certified by the designing Architect or Engineer.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

7.29.0 Power Buggies

7.29.1 Definition.

As used herein, the term "Power Buggy" shall mean an automotive vehicle designed or used for the transportation of materials on and about construction and demolition sites. It shall not include automobiles, motor trucks, general purpose tractors or excavating or material handling machinery.

7.29.2 Responsibility of Employers.

Every employer causing a power buggy to be used shall provide trained and competent operators therefor and shall carry out all provisions of this rule pertaining to him in respect to the use, operation and maintenance thereof.

7.29.3 Assigned Operator.

No person shall operate a power buggy other than an operator assigned thereto by the employer.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

PUBLIC HEARING

7.29.4 Operator in Charge.

A power buggy in use shall be in charge and custody of the operator assigned thereto and no other person shall in any way interfere with or handle it, nor shall the operator cause or permit any other person to do so.

7.29.5 Defective Machines.

No power buggy shall be operated unless it has the mechanical characteristics, features and devices herein required and is in good operating condition.

MECHANICAL REQUIREMENTS

7.29.6 Stability.

Every power buggy shall be so designed and constructed as to withstand without tilting: (a) a 45° turn at full rated load and maximum designed forward speed; (b) a collision stop against wheel blockage on a level grade at full rated load and ½ maximum designed forward or full reverse speed; (c) lateral traversal of 10% slopes at full rated load and maximum designed speed.

7.29.7 Braking Power.

1. Every power buggy shall be provided with brakes and tire surfaces capable of bringing it to a full stop within 25 feet on a level dry plank surface or frictional equivalent at full rated load and maximum designed speed. 2. Brakes shall be capable of being fixed in engagement to hold the full load stationary on a 25% grade.

7.29.8 Accidental Starting.

All movement controls of every power buggy shall be so arranged or shielded that they cannot be inadvertently engaged and so that the buggy cannot be accidentally set in motion.

7.29.9 Warning Devices.

Every power buggy of the riding type shall be equipped with an easily operable horn or other audible warning signal.

7.29.10 Seats and Visibility.

Every power buggy of the riding type shall be provided with an operator's seat or standing platform designed and secured to prevent slipping off and so located that the operator may have maximum practicable driving visibility.

7.29.11 Speed.

Every power buggy of riding type shall be so designed or equipped that it cannot travel faster than 12 M.P.H. on a level surface.

OPERATION

7.29.12 Parking on Grades.

No power buggy shall be left unattended on any grade sufficiently steep to cause it to coast if free of engine and brake resistance.

7.29.13 Conditions for Operation.

No power buggy shall be operated: (a) at a speed greate than 12 M.P.H., (b) when carrying more than its full rate load, (c) on insecure or skiddy surfaces or surfaces so in clined or uneven as to endanger stability, (d) on grade steeper than 25%, or (e) on ramps, runways, or other sur faces not in compliance with this rule.

7.29.14 Special Requirements for Runways, etc.

Runways, ramps, platforms and other surfaces upon whic power buggies are operated shall conform to the followin requirements:

(a) They shall be substantially constructed and securel supported, braced and fastened to prevent movemen

(b) They shall be constructed to sustain without fai ure at least four times the maximum load for whic they are intended.

(c) The minimum width inside of curbs for any ram runway or platform shall be two feet wider tha the outside width of any power buggy operate thereon without passing, and two feet wider tha twice such buggy width in the places where passi occurs.

(d) Ramps shall be limited to maximum grades of 25%

(e) All runways shall be substantially level transversel

(f) The use of curbs along the edges of surfaces up which power buggies are operated shall be govern by the following provisions:

1. Curbs shall be furnished along all edges whi are nearer than ten feet horizontally to a open side wall, shaft or other open space in or through which a fall from such surface more than 24 inches is possible, except as forth in (3) below.
2. Where curbs are not required because t buggy is operated on a surface not over 4 inches above an under surface, such und surface shall be strong enough to sustain t loaded vehicle in the event of a fall thereon
3. Curbs may be omitted at actual dumpi points more than 24 inches above such und surfaces if the edge over which dumping curs is provided with bumpers or other me which will effectively stop the buggy fr running over the edge while dumping.
4. Curbs must be at least seven inches high, curely fastened, and capable of resistance side impact at least equal to that of a 2" x plank set on edge against unrights secur fastened and braced at not less than four f intervals.

2.05
N

THE LIBRARY OF THE
OCT 21 1955
UNIVERSITY OF ILLINOIS

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | October 4, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 40

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting of Tuesday Morning, September 27, 1955, Affecting Calendar Numbers 862-51-BZ—Vol. II, 736-54-BZ, 54-55-BZ, 95-55-BZ, 111-55-BZ, 267-55-BZ, 268-55-BZ, 932-54-BZ, 85-55-BZ, 166-55-BZ and 377-55-BZ.

Minutes of Regular Meeting of Tuesday Afternoon, September 27, 1955, Affecting Calendar Numbers 264-54-SM, 265-54-SM, 266-54-SM, 267-54-SM, 489-55-SM, 490-55-SM, 359-50-SA, 116-52-SM, 643-45-A, 675-54-A, 7-55-A, 432-55-A, 753-53-A, 475-54-A, 1076-22-BZ—Vol. II, 265-28-BZ—Vol. III, 535-32-BZ, 11-34-BZ—Vol. III, 95-35-BZ, 1149-38-BZ—Vol. II, 624-44-BZ, 175-45-BZ—Vol. III, 925-47-BZ, 322-52-BZ, 4-53-BZ, 235-53-BZ and 525-54-BZ.

Public Hearing on Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to September 27, 1955

Cal. No. Dept. Premises Affected

726-55-SA—Mor-Sun Gas-fired Steel Furnace, Models JMT-3, JMT-4, H-61-G, H-62-G, H-63-G, H-64-G, B-52-G, B-53-G, GR-2-G, GR-3-G, JMT-1-G, JMT-2-G, U-31-G, U-32-G, U-33-G, U-34-G, C-41-G, C-42-G, C-43-G, C-44-G, and B-51-G, manufactured by Morrison Steel Products Inc., Appliance.

727-55-SM—Owens-Corning Fiberglas Base Sheet and Fiberglas Perma-Ply #6 for Fiberglas Built-up Roofing, manufactured by Owens-Corning Fiberglas Corp., Material.

728-55-SA—Rinsemaster (device to proportion addition of Zerospot to rinse water for dishwashers), manufactured by The Diversey Corp., Appliance.

729-55-SM—N.Y.U. 317 Flameproofed drapery fabric, manufactured by Chicopee Mills, Inc., Lumite Division, Material.

730-55-SA—Synchro-Flame Combination Gas-Oil Burner, Models SF-10E, 20E, 30E, 40E, 60E, 80E, 100E and Models SF150, 300 and 400 for gas-only, manufactured by Synchronous Flame Inc., Appliance.

731-55-SM—Silent-Knight Ceiling Tile, manufactured by B. A. Babb, Material.

732-55-BZ—H.B.B.—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn, Alt. 2846-55—re parking and storage of more than 5 cars in residence use district.

733-55-SA—Tappan Console Type Gas Ranges, Models 70, 770, 72, 772, 75, 775, 73, 773, 82, 882, 85 and 885, manufactured by The Tappan Stove Co., Appliance.

734-55-BZ—H.B.Q.—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens, N.B. 3338-55—re high speed auto laundry, office, waiting and drying area for motor vehicles; ground signs, etc.

735-55-BZ—H.B.B.—73-93 Sands street, north side, 74-88 Prospect street, 137-145 Pearl street, Block bounded by Sands street, Prospect street, Pearl street and Manhattan Bridge, Block 77, Lots 1-22, Borough of Brooklyn, N.B. 944-55—re loading berths , etc.

736-55-A—H.B.M.—180 East 93rd street, south side, 119 ft. 8 in. west of 3rd avenue, Block 1521, Lot 141, 3rd floor, Borough of Manhattan, Amendment to Alt. 991-54—re fireproof construction required for proposed use (school).

737-55-BZ—H.B.B.—289-309 DeWitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn, N.B. 2003-55—re change in use from storage of used tires to auto wrecking, buying, selling and processing of nonferrous metals, etc.; entrances, etc.

738-55-BZ—H.B.M.—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhttan, Alt. 1408-55—re parking and storage in residence use district.

739-55-SA—Western-Holly and/or Supermacy, Insulated Console Type Domestic Gas Ranges, Models CSB-475, CDB-475, CB-475, CB-544, CB-511, CB-480, WB-475, WB-544, WB-511, WB-480, GB-493, B10-512-LACWM, BIF-543 and BIF-513, manufactured by Western Stove Co., Appliance.

740-55-SA—Universal Insulated Console Type Domestic Gas Ranges, Models 7905, 7906, 8017, 8018, 8019, 8020, 8022, 8023, 8204, 8205, 8304, 9116, 9117, 9118, 9123, 9124, 9304 and 9305, manufactured by Cribben and Sexton Co., Appliance.

741-55-SA—A. P. Smith Manufacturing Co., 8 inch Vertical Electric Motor-Operated Gate Valve (300 lb. test), manufactured by The A. P. Smith Manufacturing Co., Appliance

---

742-55-SA—Castle Washer-Sterilizer, Model 200, manufactured by Wilmot-Castle Co., Appliance.

743-55-SA—Mueller Climatrol Oil Fired Furnace, Models 217-80, 217-125, 220-90 and 228-110, manufactured by Mueller Climatrol, Appliance.

744-55-SA—Mueller Climatrol Gas-fired Furnace, Model 117-80, 117-125, 120-90 and 128-90, manufactured by Mueller Climatrol, Appliance.

745-55-A—F.D.—2326-2344 Nostrand avenue, west side 260 ft. north of Avenue J, Block 7593, Lot 63, Borough of Brooklyn, Decision re Order No. 8173-5—re egress—iron bars, etc.

746-55-BZ—H.B.Q.—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8780, Lot 31, Floral Park, Borough of Queens, N.B. 3642-55—re Gasoline service station, lubritorium, auto-laundry, office, storage, sale of accessories, parking of cars awaiting servicing, etc.

747-55-BZ—H.B.Q.—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens, Alt. 2494-54—re area—G-1 district, etc.

748-55-BZ—H.B.B.—262-290 Sheridan avenue and 1149-1159 Belmont avenue, northwest corner and 555-567 Linco avenue, Block 4238, Lot 11, Borough of Brooklyn, N.B. 1320-55—re gasoline service station, lubritorium, auto laundry, minor repairs, parking and storage of cars awaiting be serviced.

749-55-A—H.B.B.—6709 5th avenue, east side, 63 ft. ½ in south of 67th street, Block 5856, Lot 20, Borough of Brooklyn, Alt. 1440-54—re Review of Borough Superintendent Decision—proposed change in use from residence to manufacturing of seat covers and tops in retail use district.

750-55-A—H.B.B.—6711 5th avenue, east side, 82 ft. ½ south of 67th street, Block 5856, Lot 19, Borough of Brooklyn, Alt. 1731-52—re Review of Borough Superintendent Decision—proposed change in use from residence to manufacturing auto seat covers and tops in retail use district.

CALENDAR

Restored to Docket

359-50-SA—ABC-O-Matic Home Laundry automatic washer, Model 50 (reopened for test and report as to change of model numbers—61, 71 and 81), manufactured by Altorfer Bros. Company, Appliance.

116-52-SM—Red Top Structo-Lite Plaster (reopened for report as to amendment of resolution), manufactured by United States Gypsum Company, Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 4, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

Laid over from September 27, 1955 to October 4, 1955, for applicant to advise Board as to proposed occupancy; hearing closed.

804-54-BZ

APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

350-54-A

APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner—re discontinue use of Oxy-Acetylene torch.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 4, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent, re 2nd means of egress.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.

SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent—re proposed change of occupancy of building.

PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.

CALENDAR

SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provide 4" fuel oil storage concrete jacket for fuel oil storage tank.
PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

137-55-A
APPLICANT—Ferdinand E. Innocenti, for A. Q. Orza, owner.
SUBJECT—Application February 18, 1955—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 216 (4) of the Multiple Dwelling re yards, etc.
PREMISES AFFECTED—77 Christopher street, north side, 102 ft. 1½ in. west of 7th avenue, Block 619, Lot 67, Borough of Manhattan.

468-55-A
APPLICANT—M. W. Del Gaudio, for Namlu Inc., owner.
SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent—re second means of egress.
PREMISES AFFECTED—681 Broadway and 2-6 West 3rd street, southwest corner, Block 532, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

483-37-BZ—Vol. II
APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed.

183-55-BZ
APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

Laid over from July 19, 1955 to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment; then to October 11, 1955, for inspection and decision; hearing closed.

280-55-BZ
APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

Laid over from July 19, 1955, to September 13, 1955, at the request of an objector; then to October 11, 1955, for revised plans for the proposed building and fencing and for inspection and decision.

81-54-BZ
APPLICANT—Herman Kron, for Robert E. Watson, owner.
SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.
PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision.

212-51-BZ—Vol. II
APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owner.
SUBJECT—Application reopened May 17, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.
PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

510-39-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.
PREMISES AFFECTED—5821-5839 Broadway and 255-265 West 238th street, northwest corner, Block 3417, Lots 334, 336 and 340, Borough of The Bronx.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

995-54-BZ
APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.
SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.
PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1750, Lots 1, 2, 5 and 6, Borough of Manhattan.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

CALENDAR

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed; then to October 11, 1955, at the request of the applicant until the Board acts on Cal. No. 190-55-BZ, now laid over to October 11, 1955, 10 a.m.

86-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; then to September 20, 1955, for further consideration; then to October 11, 1955, for revised plans showing wall on East 234th street building line.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co. owner (Michael Gaglio, lessee).

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.

Laid over from September 20, 1955, to October 11, 1955, for inspection and decision; applicant to file revised plot plan showing the actual status of lots.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.

PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

Laid over from September 20, 1955, to October 11, 1955, for inspection and decision; hearing closed.

341-55-BZ

APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).

SUBJECT—Application April 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons, of A. & P. market.

PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

Laid over from September 20, 1955 to October 11, 1955, applicant to file revised plans and additional photographs showing A & P store site, present parking lot and proposed addition of Lot 42.

430-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Goldner Building Corp., owner.

SUBJECT—Application May 27, 1955—re (decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.

PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, Lot 34, Borough of Brooklyn.

Laid over from September 20, 1955 to October 11, 1955, for inspection and decision; hearing closed.

898-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Faraldo, owner.

CALENDAR

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of said premises as a junkyard.
PREMISES AFFECTED—233-235 Skillman avenue, north side, 136 ft. 7 in. east of Woodpoint road, Block 2884, Lot 39, Borough of Brooklyn.

899-54-BZ
APPLICANT—Leonard F. Rothkrug, for Thames Trading Co., Inc., owner (Joseph Faraldo, lessee).
SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of said premises as a junkyard.
PREMISES AFFECTED—239-251 Skillman avenue, north side, 150 ft. west of Kingsland avenue, Block 2884, Lot 33, Borough of Brooklyn.

380-49-BZ—Vol. III
APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change from parking lot to one story taxpayer (stores).
PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

868-54-BZ
APPLICANT—Simeon Heller, for Bramsona Realty Corp., owner.
SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under sections 7A, 7(c) and 7(h) of the zoning resolution, to permit in a restricted retail and residential use district the change from stores and storage, to stores, storage, loading and unloading, and parking of cars for tenants.
PREMISES AFFECTED—41-83 to 41-99 Main street, northeast corner of Maple avenue, Block 5134, Lot 1, Flushing, Borough of Queens.

79-55-BZ
APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).
SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.
PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

416-55-BZ
APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.
PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

243-55-BZ
APPLICANT—Larry Meltzer, for S. R. K. Realty Corp., owner (Owner under Purchase Contract — Joseph Clemente).
SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

35-55-BZ
APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.
SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under 7e of the zoning resolution, to permit in a business use district, for a term of years, the maintenance of a cabinet making shop, using power saw equipment.
PREMISES AFFECTED—3916 14th avenue, west side, 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.

36-55-A
APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.
SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—3916 14th avenue, west side, 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

686-54-A
APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.
SUBJECT—Application August 17, 1954—re Appeal from a decision of the borough superintendent—re two legal exits from all floors.
PREMISES AFFECTED—30-32 West 21st street, south side, 400 ft. east of Avenue of The Americas (6th), Block 822, Lot 58, Borough of Manhattan.

496-55-A
APPLICANT—Samuel Cohen, for Alleonage Corp., owner
SUBJECT—Application June 16, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—8 Washington place and 27 Mercer street, southwest corner, Block 546, Lot 21, Borough of Manhattan.

635-55-A
APPLICANT—A. H. Salkowitz, for Harrington Home Inc., owner.
SUBJECT—Application July 29, 1955—filed pursuant to section 35, General City Law re premises in bed proposed street widening (Deepdale place).
PREMISES AFFECTED—50-24 to 50-34 Deepdale place, west side, 55.73 ft. north of and northwest corner of Thebes avenue, Block 8231, Lots 93, 96 and 99, Little Neck Borough of Queens.

639-55-A
APPLICANT—Salvatore Palumbo, for St. Marks-4th Avenue Realty Corp., owner (Modern Way Lumber Co lessee).
SUBJECT—Application July 29, 1955—re Appeal from a decision of the borough superintendent—re live load; stairways.
PREMISES AFFECTED—81-85 4th avenue, east side, 2 ft. south of St. Marks place, Block 934, part of Lot Borough of Brooklyn.

458-55-A
APPLICANT—Lama, Proskauer and Prober, for Louis Leff, owner.
SUBJECT—Application June 8, 1955—re Appeal from decision of the borough superintendent—re Review of Borough Superintendent decision re zoning.

CALENDAR

PREMISES AFFECTED—642 East 18th street, southwest corner of Foster avenue, 1st floor, Block 5238, Lot 40, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 14, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, October* 14, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board.

436-43-BZ

APPLICANT—Kitzler and Nurick, for Alfonso Lizzi and Napoleone Sicoli, owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the sawing (with motor driven saws), chopping, bagging, storage and sale of wood.

PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue, Block 4505, Lots 1, 7 and 52, Borough of Brooklyn.

865-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.

PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

321-49-BZ—Vol. I

APPLICANT—Louis Cappell, owner.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, auto washing, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced, for a term of years.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

429-49-BZ Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.

PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

57-50-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

956-54-BZ

APPLICANT—David Kraus, for Kerlin Homes, Inc., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.

PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.

CALENDAR

150-55-BZ

APPLICANT—Jacob Lubroth, and Son, for Joseph Olive, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

216-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.

SUBJECT—Application March 15 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district the storage and sale of compressors and parts, and off street loading.

PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.

PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

264-55-BZ

APPLICANT—Lama, Proskauer and Prober, for U and O Corporation, owner.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles with show window, curb cuts and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon October* 18, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

76-55-SM

APPLICANT—General Filters, Inc., owner (John M. Sibarium, agent).

SUBJECT—Application February 1, 1955—General Filters Inc., Filter for Fuel Oil, Models 1-25, 2-300, 2-700 and 2-17, approval of.

144-55-SM

APPLICANT—Tacoa Tank Corporation of America, Inc., owner.

SUBJECT—Application February 14, 1955—Tacoa Tank Corp., of America Inc., 550 Gallon Gasoline Storage Tank, approval of.

741-54-SA

APPLICANT—Rockwood Sprinkler Company, owner.

SUBJECT—Application September 14, 1954—Rockwood Foam System (fire extinguisher) approval of.

483-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application June 6, 1955—Erie Electric Gasoline Dispensing Pump, Models 740, 741, 743, 744, 243, 910 and 930, approval of.

484-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application June 6, 1955—Erie Submerged Turbine Electric Gasoline Pumps, series 4600, approval of.

35-54-SM—Vol. II

APPLICANT—Reliance Tubular Products Company, owner (Joseph Gittler, agent).

SUBJECT—Application reopened March 1, 1955 as Vol. II for test and report to consider different design—reliance Tru-Fit, Model F-77 (gas range connector); previously approved re Reliance Tru-Fit (range connector), Model 77.

900-48-SM

APPLICANT—Mansfield Sanitary Pottery, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as to an amendment—re Si-Flow No. 05 Non-syphon Ballcock (water valve for water closet tanks); previously approved.

178-33-SA—Vol. II

APPLICANT—Acme Fire Alarm Company, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II for test and report as to proposed new design—Acme Type 1200N Single Action Fire Alarm Station; previously approved re Acme Interior Fire Alarm Station.

618-53-SA

APPLICANT—Kleer Kleen Manufacturing Company, owner.

SUBJECT—Application May 22, 1955—Kleer Kleen Oil Furnace (wall type), Models 100-SG, 252-SG, 152-DG, 270-SG, 270-DG, 283-SG, 283-DG and Model 170WF, approval of.

800-45-SA

APPLICANT—L. L. White, for The Coleman Company, Inc., owner.

SUBJECT—Application November 15, 1945—Coleman Oil Fired Floor Furnace, No. 885A, approval of.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.

SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors.

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

776-52-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Joseph Zellinger, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II —re Appeal from a decision of the borough superintendent —re extension of frame building in fire limits.

PREMISES AFFECTED—660 Grassmere terrace, east side, 95 ft. north of New Haven avenue, Block 253, Lot 33, Far Rockaway, Borough of Queens.

CALENDAR

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re fire escape; exit.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue Inc., owner (Benenson Realty Corp., lessee).

SUBJECT—Appeal filed October 20, 1954—from an order and decision of the fire commissioner—re sprinkler in cabinets (storage of film).

PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

862-51-BZ Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.

PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.

PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for applicant to file revised plans showing true existing conditions; inspection and decision; hearing closed.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

1083-47-BZ Vol. II

APPLICANT—Wechsler and Schimmenti, for 333 East 105th Street Corp., owner (Domestic Linen Service, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, a one story extension of existing wet wash laundry or westerly building line, to be used as an additional loading space; and permitting the extension of the balance of third floor court and permitting the construction of unbuilt balance of fourth floor (court).

PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue, Block 1667, Lots 14, 15 and 17, Borough of Manhattan.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application reopened September 20, 1955 for consideration of resolution as adopted in view of change of zoning—re (decision of the borough superintendent) previously granted on condition under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy from two family dwelling to offices.

CALENDAR

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district maintenance of present uses of sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

535-55-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank for Savings in the City of New York, owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the construction of off-street loading berths with access thereto less than 50 ft. from a street intersection.

PREMISES AFFECTED—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

536-55-A

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank in the City of New York, owner.

SUBJECT—Application June 27, 1955—re Appeal from a decision of the borough superintendent, re fire tower.

PREMISES—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street, southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

666-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.

SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.

PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

232-55-BZ

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.

SUBJECT—Application March 25, 1955—re (decison of the borough superintendent) under sections 7(c) and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district; to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under sections 7(c), 7(h) and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick Boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

8-55-BZ

APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).

SUBJECT—Application January 5, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district the storage and baling of new fabric remnants and waste clippings.

PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

13-55-BZ

APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S. F. Brown), owner (Car Wholesalers, Inc., lessee).

SUBJECT—Application January 12, 1955—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a site partly in a business use district and partly in a residential district, the extension of the existing use for the sale of used cars into the residential district and to allow curb cuts at a point less than 75 ft. from the residential zone.

PREMISES AFFECTED—63-11 Queens boulevard, north side, from 63rd to 64th streets, Block 1340, Lot 1, Jackson Heights, Borough of Queens.

CALENDAR

127-55-BZ

APPLICANT—Patrick D. Concagh, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7b, 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than 5 cars, and storage room.

PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

255-55-BZ

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al., owners.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owner.

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

256-55-A

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et. al., owners.

SUBJECT—Application April 1, 1955—re Appeal from a decision of the borough superintendent and from orders and decision of the fire commissioner—re class III construction—masonry walls.

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-37 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon October* 25, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

224-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.

SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re use of spray booth and conveyor (not approved).

PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1 Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 1, 1955, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence district and in a Class D area the extension and maintenance of gasoline service station, lubritorium, office, car washing, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

801-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application August 8, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Nelson avenue.

PREMISES AFFECTED—3975-3985 Hylan boulevard (3981 official) and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wood working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24,

CALENDAR

1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated; then to November 15, 1955, at the request of the applicant for the owner to advise the Board more in detail as to a proposed tenancy.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school; then to November 15, 1955, at the request of the applicant; owner is considering a conforming use.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Minutes of the meeting of September 20, 1955, 10 A. M.)

365-46-BZ

APPLICANT—Cord Meyer Development Company, owner.

SUBJECT—Application reopened July 6, 1955 re consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of existing buildings using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner, Block 3256, Lots 1 and 5, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: John J. Meehan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 30, 1953; and

WHEREAS, the applicant requested a further extension of time, to obtain permits and complete the work, which had expired by limitation; and

WHEREAS, this application was reopened on July 6, 1955 and set for hearing on September 13, 1955 at 10 A. M., subject to the regular procedure waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, time having expired June 30, 1954; and

WHEREAS, a public hearing was held on this application on September 13, 1955, after due notice by publication in the Bulletin; laid over to September 20, 1955, applicant to be notified; and

WHEREAS, the decision of the borough superintendent, dated June 16, 1955, acting on Alt. 1567-44, reads:

"1. The proposed extension to existing building is contrary to Art. IV Sec. 14(c) of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution as adopted by the Board on July 23, 1946, as amended through June 30, 1953, only so far as it has reference to the time within which to obtain permits and to complete the work, so that as amended this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (Alt. App. 1567-44.)

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 13, 1955 were approved as printed in the Bulletin of September 20, 1955, Vol. 40, No. 38.

862-51-BZ—Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company Inc., owner (Eastern Cabinet Company, lessee).

MINUTES

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district, the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.
PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.
APPEARANCES—
For Applicant: Edwin Storch.
For Opposition: Attilio Marchetti.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 25, 1955, at 10 A. M. for inspection and decision; hearing closed.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.
SUBJECT—Application September 23, 1954—(decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a business use C area district, the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.
APPEARANCES—
For Applicant: Abraham N. Horwitz and Thomas C. Iervolino.
For Opposition: Edward Hoffman for TriBoro Bridge & Tunnel Authority and Vincent Clemete.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 4, 1955, at 10 A. M. for applicant to advise Board as to proposed occupancy; hearing closed.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.
SUBJECT—Application January 28, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.
PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh, Kurt A. Ahrens and Blanche M. Ahrens.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 25, 1955, at 10 A. M. applicant to file revised plans showing true existing conditions; for inspection and decision; hearing closed.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.
SUBJECT—Application February 9, 1955—(decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.
PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug and Joseph Kross.
For Opposition: Elizabeth Callaghan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 25, 1955, at 10 A. M. for inspection and decision; hearing closed.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.
SUBJECT—Application February 11, 1955—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.
APPEARANCES—
For Applicant: Joseph M. Lonergan.
For Opposition: Alex Innes.
For Administration: Samuel L. Becker, Dep't, of Housing and Buildings.
ACTION OF BOARD—Laid over to October 25, 1955, at 10 A. M. for inspection and decision; hearing closed.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.
PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th street, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: Jack Morrione.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 25, 1955, at 10 A. M. for inspection and decision; hearing closed.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A. M. for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

932-54-BZ

APPLICANT—Henry Nordheim, for Jacob Tutnauer, owner.

SUBJECT—Application December 6, 1954—(decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the retail use district portion of lot located in a residence and retail use district, the change in occupancy of one store to manufacturing use.

PREMISES AFFECTED—1162-1168 Colgate avenue and 1460 Westchester avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Colgate avenue are in retail and residence use, D area, class 1 height districts; Westchester avenue is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 6, 1954 acting on Alt. Applic. 947-54, reads:

"1. Proposed manufacturing in a Retail Use District is contrary to Art. II, Section 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.24 ft. frontage by 106.896 ft. in depth, irregular, on which is located a building 100.24 ft. front by 102.39 ft. in depth, one story, 13 ft. in height, of class 3 construction, for which certificate of occupancy No. 923-27 has been filed (stores); that this site was originally in an unrestricted district until June 10, 1932 at which time it was changed to a business use district, and on April 26, 1945 it was again changed to a retail use district; that the site was in a 1¼ height district originally, but on April 26, 1945 it was changed to a one times height district; that on April 26, 1945 the site was changed from A to D area district; that it is proposed to permit store at 1162 Colgate avenue to remain for manufacturing; and

WHEREAS, the applicant contends that the store No. 1162 Colgate avenue is that part of the site occupied by a dressmaking establishment and consists of an area in the building of 33 ft. by 50 ft., equaling 1,600 sq. ft. of the 10,125 sq. ft. area of the building and is thus a trifle less than 16% of the building area; that the present owner took title to the site on November 30, 1950 and at that time the store in question was occupied by an upholsterer; that three months after taking title, there occurred a fire in that shop and the premises were not ready for occupancy until December 15, 1951 when the dressmaking factory took possession on a lease from January 1, 1952; that the site is situated in a retail use district, a designation established on April 26, 1945, and manufacturing existed all of that period up to August 11, 1954 before a violation was filed by the department of housing and buildings; that had the department notified the owner at the time of the fire that factory occupancy was a violation of the zoning resolution, he probably would not have rented the premises again for manufacturing; that the dressmaking shop employs 12 females only and the lessee supervises the work; that the shop is located on the side street front at 1162 Colgate avenue and it has no outward offensive appearance or activities; that an inspection of the neighborhood will show that a dressmaking shop is not out of step with neighborhood conditions, there being a gasoline station on the opposite corner and more of them to the west; and

WHEREAS, the applicant states that the present owner has held title to the property since May 30, 1950; that the assessed valuation of land is $52,000 and of the building $28,000 making a total of $80,000; that the building was erected in 1926; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the portion of the premises to be occupied for light manufacturing as proposed and as indicated on plans filed with this application marked, "Received, December 6, 1954" (2 sheets) and "June 3, 1955" (one sheet) *on condition* that the areas herein permitted for factory work shall not be increased; that the building shall not be increased in height or area; and in all other respects the building and occupancies shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment shall be installed within the premises herein proposed to be used for factory purposes as the Fire Commissioner shall require; and that all permits shall be obtained and work completed within six months from the date of this resolution and a new Certificate of Occupancy for the building shall be obtained.

85-55-BZ

APPLICANT—Saul S. Sharison, for Music Realty Inc., owner.

SUBJECT—Application February 7, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from class A multiple dwelling, to residence (one family) and general offices and offices for a music publishing house.

PREMISES AFFECTED—417 West 50th street, north side, 250 ft. west of 9th avenue, Block 1060, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Saul S. Sharison and Stanley Rapaport.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 50th street is in residence, retail and business use, B area, class 1½ height districts; 9th avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 12, 1955 acting on amendment to Alt. Applic. 1495-54, reads:

"A1. Repeat, reconsideration denied: "The installation of business (general offices and offices for a music publishing house) in a "Residence Zone" not acceptable as same is contrary to Sec. 3 of Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist

of a plot, 25 ft. frontage by 100.5 ft. in depth, on which is located a three story and basement structure, 35 ft. in height, of class 3 construction, used as a class A multiple dwelling; that it is proposed to modify the present unoccupied building to a dwelling and offices; that the cellar is to be continued in its present status of storage and a heating plant; that the basement and 1st floor is to be altered from dwelling to offices; that the 2nd and 3rd floor is to be continued as a residence but to be altered from a 4-room apartment on each floor to one duplex apartment utilizing both floors; that the offices are to be occupied by the associated companies of the owner corporation, Robert Mellin, Inc., Robert Music Corporation and Mellin Music Publishing Company, of which concerns Robert Mellin is the president and majority stockholder; that Robert Mellin will occupy the duplex apartment as living quarters for himself and his family; and

WHEREAS, the applicant contends that the concerns occupying the offices are solely engaged in publishing and selling sheet music; that in the operation of said business, the only possible noise producing factors will be two typewriting machines, one adding machine, a small telephone switchboard and one small spinet type piano; that the piano will be utilized to demonstrate songs offered by the writers to the concerns for prospective publication; that the piano is to be placed in the office at the northwesterly portion of the 1st floor, which is shown on the first floor plan as a rear office; that in that office there will be installed in addition to ordinary double hung windows, a storm window and an air conditioning unit to deaden any possible escaping sound; that no printing, record-making or broadcasting will occur on the premises; that the occupying tenants will employ in toto about 10 employees; that the residential character and appearance of the building will be maintained and the proposed alteration will not in any way interrupt the harmony of the general development of the area, but will, in fact, enhance it; that the proposed alteration intends to maintain the residential character of the front of the building in every respect in that the front windows and the stoop entrance will remain in their same locations and will be of the same size, type and general appearance; that the only evidence of business use will be a non-flashing, non-illuminated professional sized name plate not exceeding one square foot in area, which will be attached to the exterior wall between the street level and the 1st floor; that diagonally across the street in a southwesterly direction is public school 84, which was discontinued as an elementary school in 1941 by virtue of a decrease in population in the neighborhood, and is presently vacant; that title to the plot on which public school 84 is located and certain other lands 440 ft. easterly to a point 125 ft. from 9th avenue on West 50th street and the lands on the northerly side of West 49th street from a point 130 ft. from 9th avenue distant 440 ft. westerly, is in the City of New York; that on information and belief, the City of New York intends to erect on the lands owned by it, the New York High School of printing; that there is presently located on the same side of the street as the subject premises, various businesses and the adjoining buildings on each side of the subject premises are occupied by restaurants and bars; that the land directly opposite the premises is presently utilized as a parking lot and there are a number of stores on the block including sign painters, dry cleaning stores, etc.; that the northerly portion of the zone in the middle of which the instant premises are located, was rezoned from residence to business use December 28, 1953; that the New York telephone company is housed in a 16-story building approximately 60 ft. from the subject premises on the same side of the street; that the public halls will be fire retarded to form a complete one hour enclosure and all doorways on the public hall will be fireproof, self-closing; that the cellar ceiling will be fire retarded, utilizing perforated rock lath cement plaster; that in view of the development of West 50th street and the immediate vicinity, the proposed use of the subject premises is in harmony with the general purposes and intents of the zoning resolution in that it will permit maximum use and efficiency of the subject premises without detriment or injury to the area in general; and

WHEREAS, the applicant states that the present owner has held title to the property since August 4, 1953; that the assessed valuation of land is $15,000 and of the building $20,000 making a total of $35,000; that the building was erected prior to 1901; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit the change of occupancy from Class A multiple dwelling to business and storage with a duplex residence for one family on the two upper floors, substantially as proposed and as indicated on plans filed with this application, marked "Received February 7, 1955", 6 sheets and "May 16, 1955", 5 sheets, *on condition* that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no manufacturing in the building; that the building shall be occupied only as proposed; that the cellar may be deepened as proposed and used solely for storage of household effects; that there shall be a ladder in the front areaway leading from the heater room proposed to be enclosed as shown, to the street; that the windows in the rear of the cellar shall have areas of sufficient size as to be usable in an emergency for a second means of exit in addition to the stairway proposed to be enclosed with self-closing doors in the cellar leading to basement and first floor; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the residential appearance of the front of the building shall not be changed; that signs shall be restricted to the sign proposed to be attached flat to the front wall of the building near the entrance and not exceeding one square foot in area and not illuminated; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

166-55-BZ

APPLICANT—Paul Friedman for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; then to September 27, 1955, applicant to file new application, new authorization of owner and new decision of the borough superintendent in view of the change in zoning, and new notices to property owners for that date; and

WHEREAS, the residence and business use designations were changed to retail use, effective April 22, 1955; and

WHEREAS, the applicant filed a new application on August 31, 1955, under section 7f of the zoning resolution; and

WHEREAS, a public hearing was held on this application on September 27, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, C area, class 1 height district; Granger street is in retail and residence use, C area, class 1 height districts; Horace Harding expressway is in retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1955 acting on N.B. Applic. 629-54, reads:

"1. Proposed gasoline service station, auto washing, (non-automatic), lubrication, office and accessory sales on a plot located partly in a business use district and partly in a residence use district is contrary to Art. 2, Sec. 3 & 4a subd. 46 of the Zoning Res.

2. Entrance to or exit from a business use, less than 75 ft. from a residence use district is contrary to sec. 7-A of the Zoning Resolution."

and

WHEREAS, the new decision of the borough superintendent, dated August 2, 1955 acting on N.B. Applic. No. 629-54, reads:

"1. Proposed gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales in a retail use district is contrary to Art. II, Section 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the subject premises is presently zoned as a retail use, C area, class 1 height district; that as of July 25, 1916 the premises was zoned for business use to a depth of 100 ft. of the former line of Horace Harding expressway and the remainder was zoned for residence use; that the present retail use designation became effective on April 22, 1955; that there have been no changes in the height and area designations since July 25, 1916 and no amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that the subject premises consists of a vacant corner plot having a frontage of 173.98 ft. on Horace Harding expressway and 107.71 ft. on Granger street, irregular; that a portion of the premises fronting on Horace Harding expressway has been taken by the City for the proposed widening of Horace Harding expressway; that it is proposed to erect and maintain for a term of 15 years, a parkway type gas station, non-automatic auto washing, office and accessory sales; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for retail store use as the area is undeveloped and incapable of giving adequate support to any business that may be established thereat; that there is no economic demand for residential development as it is situated on the new proposed Horace Harding expressway which sustains heavy automotive traffic and is located directly opposite a gas station on its northeasterly frontage; that there is a demand for the use of the subject premises as a gas station as it is located on the Horace Harding expressway which is proposed to be widened so as to sustain increased through traffic, and a grant of this application would result in a substantial investment to improve the property, which could then be operated to yield a reasonable return on the investment; that a grant of this application will not adversely affect anyone as the balance of the block is vacant; that the property opposite the subject premises along its northerly and easterly frontages is vacant, except for the gasoline station at the northeasterly corner of the Expressway and Granger street, which was granted by the Board on May 13, 1950 under Cal. No. 791-51-BZ; that the property on the southerly side of the Expressway is all vacant except for a batting range at the southwest corner of the Expressway and 108th street; that a grant of this application would materially improve the appearance of the neighborhood by the elimination of a vacant, weed-covered lot and would also eliminate unsanitary conditions created by the unauthorized dumping of refuse on the plot; that real estate values in the neighborhood will not be adversely affected; that the limitation of the term of the gas station use to 15 years will serve as a protection to the neighborhood so that, if the character of the neighborhood should change, the proposed gas station use may be terminated; that a grant of this application would do substantial justice and promote the general welfare by permitting the development of vacant, non-productive land with a use that will produce employment, pay increased taxes to the City, yield a reasonable return on the owner's investment without adversely affecting anyone, while a denial would benefit no one entitled to the protection of the zoning resolution and would prevent the owners from obtaining the only possible beneficial use of their property; and

WHEREAS, the applicant states that revised block diagrams dated received September 23, 1955 supersede block diagrams dated received March 2, 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which is of the opinion that these premises can be used for conforming use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision f of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. App. #629/54, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

377-55-BZ

APPLICANT—Noah N. Sherman and Joseph Lau, for Esso Standard Oil Co., and 2407 Boston Road Corp., owners.

SUBJECT—Application May 9, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension in area of existing gasoline service station to include car washing, state inspection station, motor vehicle repairs, front end alignment, storage and sale of accessories and office.

PREMISES AFFECTED—2335-2407 Boston road, west side, from White Plains road to Waring avenue, Block 4346, Lots 58, 62 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: Noah N. Sherman and Philip Nerzig.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly .....

Negative: .....

Absent: Commissioner Kleinert .....

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1955 after due notice by publication in the Bulletin; laid over to September 27, 1955, for applicant to file revised plans as to doors and curbs and date of ownership; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Boston road and White Plains road are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated April 11, 1955 acting on N.B. Applic. 552-55, superseded by objection dated July 1, 1955 acting on N.B. 552-55, reads:

"1. Proposed reconstruction and extension of a gasoline service station, car washing, State inspection Station, auto repairs with hand tools only, front end alignment, office and storage on a lot which is located in a

Business use district is contrary to Art. 2, Sec. 4a items 29 & 46 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 293.50 ft., 258.68 ft. and 77.26 ft. in depth, triangular in shape, on which are located a gasoline service station on lot 58 and an amusement playground and used car lot on lots 62 and 69; that it is proposed to extend the gasoline service station to include lots 62 and 69 now used as a playground; and

WHEREAS, the applicant further states that lots 58, 62 and 69 are owned by two separate owners and these owners have combined the lots for purposes of extending the existing gasoline station over the entire block property in order to develop the proposed modern gasoline service station, car washing, State auto inspection station, auto repairs with hand tools only, front end alignment, offices and storage; that lot No. 58 is owned by Esso Standard Oil company and has been in its possession prior to 1927 and the existing legal gas station was erected on this property under N.B. 889 of 1927 and certificate of occupancy was issued for this use; that lots 62 and 69 were recently acquired by the present owner on February 2, 1955 for a considerable sum of money above the assessed valuation of $25,000; that this property is presently used as an amusement playground, more particularly as a miniature golf course and used car lot, under certificate of occupancy No. 44218, which is open for use only five months in the year and paying a nominal rent of $115 per month; that this use has been there for a number of years and is maintained there at a loss to the present owner, but particularly to the previous owner who could not get any better tenant; and

WHEREAS, the applicant further states that the use district of this entire triangular block property has not been changed from original business use since adoption of the zoning resolution; that in the last 25 to 30 years there has not been any material improvement in this immediate section, either in the residential or business type building, or new construction; that the southerly portion of this entire triangular block property known as lot No. 58 is presently developed with a gas station consisting of four 550 gallon gas tanks, three dispensing pumps, a one story metal building of class 5 construction used for office, tire and battery store, show room, etc., having a frontage of 28 ft. and a depth of 16 ft., and the entire gas station having a frontage of 125 ft. on both Boston road and White Plains road and 10 ft. frontage at the southerly end of the property (intersection of these two streets), was erected under N.B. 889-1927 under certificate of occupancy No. 691; that the northerly portion of the property known as lots 62 and 69 has been used as an amusement playground (miniature golf course and used car lot), as per Alt. 206-54 and certificate of occupancy No. 44218; that it is proposed to extend the existing gas station use to cover the entire triangular block property having a frontage of 293.5 ft. on the west side of Boston road, 285.68 ft. frontage on the east side of White Plains road and 77.26 ft. frontage on the south side of Waring avenue; that the present four 550 gallon gas tanks and the three dispensing pumps are to be removed and 15 new approved type gasoline dispensing pumps are to be installed 10 ft. back of Boston road and White Plains road building lines and arranged in islands, permitting proper traffic flow on both Boston road and White Plains road; that twelve new approved type 550 gallon gasoline tanks are to be installed in new location; that it is also proposed to demolish the present unsightly metal building on the present gas station site at the south end of the property and to erect a new modern building 110 ft. frontage, 30 ft. deep at the south and 45 ft. at the north, with a part second floor over southerly portion of the proposed new building; that this new building will house the sales room, toilet facilities, storage, offices, work spaces for front end alignment, State auto inspection station, lubritorium, auto repair shop with hand tools only and car washing; that the building will be of class 5 construction, of approved type cement blocks faced with vitreous enamel which is sprayed on; that the southerly portion of the property will have a raised planting area protected with a brick wall; that the proposed building will have planting areas around it as shown on plans; and

WHEREAS, the applicant contends that Boston road is a main thoroughfare out of the City of New York to New England and known as U. S. Highway No. 1 and is heavily travelled; that inasmuch as the present gas station at the southerly portion of the property is an existing legal use and the proposed extension of the gas station over the entire triangular block property with the relocation of the new proposed modern building to the northerly portion of the property, it is believed that this block will not be materially affected but will enhance the site and the block and the immediate vicinity; that the proposed rehabilitation of this property will be a benefit to the neighborhood; that the continuous use of the present gas station since its inception in 1927 to present date shows its need to the community, and its enlargement and modernization will allow it to render an even greater service to the community; that all of the sidewalks around the entire property will be replaced with full width cement sidewalks; and

WHEREAS, the applicant states that the present owners have held title to lot 58 since November 29, 1932 and to lots 62 and 69 since February 2, 1955; that the assessed valuation of land is $43,000 and of the building $4,000 making a total of $47,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension in area and reconstruction of the lawfully permitted existing gasoline service station now occupying a portion of the premises, substantially as proposed and as indicated on plans filed with this application, marked "Received May 9, 1955", 7 sheets, as amended by revised plans marked "Received September 23, 1955", 5 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises reconstructed substantially as indicated on such revised plans; that the plot shall be leveled substantially to the grades of White Plains road and Boston road; that the accessory building shall be of face brick on all sides and properly coped; that there shall be no cellar; that pumps shall be of a low approved type arranged substantially as proposed; that no pump shall be nearer than 15 feet to any street building line; that the number of gasoline storage tanks shall not exceed 12 approved 550 gallon tanks; that curb cuts shall be rearranged so as to be only on Boston and White Plains roads and shall be of the width and locations shown; that the sidewalks and curbing around the premises shall be reconstructed or rebuilt to the satisfaction of the borough president; that planting areas with suitable planting material shall be maintained where indicated on revised plans, protected with a masonry curbing as proposed; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line at the north and the south, where indicated, of two post standards to support signs which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building lines for a distance of not over 4 feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under section 7i there may be minor repairing with hand tools only, maintained solely within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 12:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 27, 1955, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

264-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 264-54-SM
Subject: Excelon Tile (vinyl floor tile), approval of.

Armstrong Cork Company, Lancaster, Pennsylvania filed April 6, 1954 an application with the Board of Standards and Appeals for approval of the material known as Excelon Tile (vinyl floor tile) under the provisions of C26-667.0 Administrative Building Code.

Purpose

The material is to be used as a floor covering.

Description

The tile is a vinyl asbestos plastic tile containing vinyl plastic, asbestos, mineral filler and color pigments and is of the semi-flexible type of floor tile.

The tile is laid using the asphalt tile installation technique.

The tile comes in standard sizes, similar to the resilient tile sizes.

Inspection and Test

Samples of the tile were inspected at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and the thickness of the tile was found to comply with the requirements of C26-667.0.5a Administrative Building Code.

The following additonal tests were conducted at Lancaster, Pa.

1. Abrasion—taber wear index—175
2. Residual Indentation—25 lbs. for 72 hours, load removed recovery 24 hrs. Residual indentation—0.003
3. Resistance to oils and grease—no softening
4. Resistance to solvents and reagents—swelling and softening.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Excelon Tile (vinyl floor tile) for voluntary use in New York City under the provisions of C26-667.0.5.a Administrative Building Code on condition that the containers in which these tiles are marketed shall be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 264-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

265-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT ON COMMITTEE ON TEST

Re: Cal. 265-54-SM
Subject: Granette Corlon Floor Covering, approval of.

Armstrong Cork Company, Lancaster, Pennsylvania, filed April 6, 1954 an application with the Board of Standards and Appeals for approval of the material known as Granette Corlon Floor Covering under the provisions of C26-667.0 Administrative Building Code.

Purpose

The material is to be used as a floor covering.

Description

The material is a resilient floor covering compressed of vinyl resins, non-volatile plasticisers and mineral fillers intimately mixed and pressed on a backing carrier of saturated felt and formed into rolls of a varying length and having a maximum width of 6-0". The installation technique is the same as for linoleum.

Inspection and Test

Samples of the material were inspected at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and the thickness of the material was found to comply with the requirements of C26-667.0.5.a Administrative Building Code.

The following additional tests were conducted at Lancaster, Pa.

1. Abrasion—Tabor Wear index—475.
2. Residual indentation—75 lb. load for 72 hours, load removed and recovery for 24 hours. Residual indentation—0.003.
3. Resistance to oils and grease—48 hr. immersion—no softening.
4. Resistance to solvents and reagents—shows a slight softening.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the material known as Granette Corlon for voluntary use in New York City under the provision of C26-667.0.5 Administrative Building Code on condition that the container in which this floor covering is marketed shall be marked, tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 265-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

266-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 266-54-SM
Subject: Decoresq Corlon Floor Covering, approval of.

Armstrong Cork Company, Lancaster, Pennsylvania, filed April 6, 1954 an application with the Board of Standards and Appeals for approval of the material known as Decoresq Corlon Floor Covering under the provisions of C26-677.0 Administrative Building Code.

Purpose

The material is to be used as a floor covering.

Description

The material is a resilient floor covering compressed of vinyl resins, non-volatile plasticisers and mineral fillers intimately mixed and pressed on a backing carrier of saturated felts and formed into rolls of a varying length and having a maximum width of 6-0". The installation technique is the same as for linoleum.

Inspection and Test

Samples of the material were inspected at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and the thickness of the material was found to comply with the requirements of C26-667.0.5.a Administrative Building Code.

The following additional tests were also conducted at Lancaster, Pa.

1. Abrasion—taber wear index —405.
2. Residual indentation—75 lb. load for 72 hours, load removed and recovery for 24 hours. Residual indentation—0.004.
3. Reistance to grease and oil—48 hr. immersion—no softning.
4. Resistance to solvents and reagents—shows a slight softening.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the material known as Decoresq Corlon Floor Covering for voluntary use in New York City under the provisions of C26-667.0.5.a Administrative Building Code on condition that the container in which this floor covering is marketed shall be marked tagged or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 266-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

267-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 267-54-SM
Subject: Armstrong Custom Corlon Tile (vinyl), approval of.

Armstrong Cork Company, Lancaster, Pennsylvania filed April 6, 1954 an application with the Board of Standards and Appeals for approval of the material known as Armstrong Custom Corlon Tile (vinyl) under the provisions of C26-667-0.5.a Administrative Building Code.

Purpose

The material is to be used as a floor covering.

Description

The vinyl plastic tile is comprised of vinyl resin, cured plasticisers and fillers. The mix marble graining runs the entire thickness of the tile. There is no backing carrier. The tile comes in the standard tile size.

Inspection and Test

Samples of the tile were inspected at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and the thickness of the tile was found to comply with the requirements of C26-667.0.5.a Administrative Building Code.

The following additional tests were conducted at Lancaster, Pa.

1. Abrasion—taber wear index—635
2. Residual indentation—200 lb. load—72 hours, load removed and recovery for 24 hours; residual indentation—0.001
3. Resistance to grease and oil—48 hr. immersion—no softening.
4. Resistance to solvents and reagents—softening.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Armstrong Custom Corlon Tile (vinyl) for voluntary use in New York City under the provisions of C26-667.0.5.a Administrative Building Code on condition that the containers in which this material is marketed shall be marked, tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 267-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

489-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.
SUBJECT—Application June 6, 1955—Matico and Wright Vinyl Tile (flooring), approval of.
APPEARANCES—
For Applicant: Joseph Aiello.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 489-55-SM
Subject: Matico-Wright Vinyl Tile, approval of.

Mastic Tile Corporation of America filed June 1, 1955 an application with the Board of Standards and Appeals for approval of the Matico Vinyl Tile also to be marketed

as the Wright Vinyl Tile under the provisions of C26-178.0.b and C26-667-0.4 Administrative Building Code.

Purpose

A vinyl plastic floor tile.

Description

This vinyl tile is marketed under both Matico and Wright brand names. Both products are of identical composition and meet the requirements of Federal Specification L.T. 751 Type 2. The standard thicknesses are ⅛" and 3/32". The standard sizes are 6" x 6" and 9" x 9".

Inspection and Test

This material was inspected and tested at the plant of the applicant at Newburgh, New York and to be manufactured in accordance with specifications. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and J. F. Aiello representing the applicant.

The tile was also tested at the New York Testing Laboratories.

Results were as follows:

1. Abrasion—Revolution required to abrade 1 mile—6780
2. Residual Indentation—150 lb. load
   5 minutes after removal of load—0.0017
   7 days after removal of load—0.0010
3. Combustibility—C26-88.0—Incombustible
4. Resistance to oils and grease—excellent
5. Resistance to acids and alkalies—good
6. Organic solvents—excellent
7. Toxicity of gases evolved in burning—no more toxic than other vinyl tile
8. Tensile strength—2066 psi
9. Modulus of clasticity—4100 psi
10. Flexibility at low temperatures—excellent
11. Permanent shrinkage—0.005.

If this tile is in contact with Trichlorethylen, benzine and/or carbon tetrachloride for a period of one hour warping, distortion and embuttlement occurs.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on test recommends the approval of the Matico Vinyl Tile also marketed as the Wright Vinyl Tile for use in New York City under the provisions of C26-667.0.4a provided each bill of lading for each type of tile be marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 489-55-SM." The Committee further recommends that as this material is incombustible the provisions of C26-667.0.4.a as to the restriction as to use, do not apply.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

490-55-SM

APPLICANT—Joseph F. Aiello, for Mastic Tile Corporation, owner.

SUBJECT—Application June 6, 1955—Matico and Wrightex Rubber Tile (flooring), approval of.

APPEARANCES—

For Applicant: Joseph Aiello.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 490-55-SM

Subject: Matico and Wrightex Rubber Tile, approval of.

The Mastic Tile Corporation of America filed June 1, 1955 an application with the Board of Standards and Appeals for approval of Matico and Wrightex Rubber Tile under the provisions of C26-178.0.b.

Purpose

A rubber floor tile.

Description

This rubber tile is marketed under both Matico and Wright brand names. Both products are identical in composition and meet the requirements of Federal Specifications ZZ T-301a. The standard thicknesses are ⅛" and 3/16", 3/32", 1080" and ¼". The standard sizes are 6" x —", 9" x 9", 12" x 12", 18" x 18" to 18" x 36".

Inspection and Test

The material was inspected and tested at the plant of the applicant at Newburgh, New York and found to comply with specifications as to manufacture and use. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and J. F. Aiello representing the applicant.

The tile was also tested at the New York Testing Laboratories.

Results were as follows:

1. Abrasion—Revolution required to abrade 1 mile—3275.
2. Residual Indentation—150 lbs. load.
   5 minutes after removal of load—0.0019.
   7 days after removal of load—0.0010.
3. Combustibility—C26-88.0—Combustible.
4. Resistance to oils and grease—fair.
5. Resistance to acids and alkalies—poor.
6. Organic Solvents—good.
7. Toxicity of gases evolved in burning—no more toxic than other rubber floor tiles or rubber covering.
8. Tensile Strength—960 psi.
9. Modulus of Elasticity—6600 psi.
10. Flexibility at low temperature (32°F) Excellent.
11. Permanent Shrinkage—0.005.

The tile will be seriously damaged if exposed to chlorinated solvents or benzine for a length of time over 3 minutes.

The complete report of the New York Testing Laboratories is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommend the approval of the Matico Rubber Tile, also to be marketed as the Wrightex Rubber Tile for use in New York City under the provisions of C26-667.0.4.a on condition that each bill of lading for each type of tile be marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 490-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.

SUBJECT—Application for consideration—reopening as test and report as to change in model number—re Horizontal Laundry Automatic Washer, Models 50 and 53; previously approved.

APPEARANCES—

For Applicant: John O. Albeck and Leslie B. Veader.

ACTION OF BOARD—Application reopened for test and report, subject to the regular procedure, to consider change in model number.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

116-52-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application for consideration—reopening as to an amendment—re Red Top Structo Lite Plaster; previously approved.
APPEARANCES—
For Applicant: William W. Bainbridge.
ACTION OF BOARD—Application reopened for report as to the proposed amendment.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

643-45-A

APPLICANT—Gabriel Nathan, for Green Bus Lines, Inc., owner.
SUBJECT—Application for consideration—reopening as to an amendment as to street wall—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—48-09 Rockaway Beach boulevard, southeast corner of Beach 49th street, Block 336, Lot 60, Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Beach 49th street).
APPEARANCES—
For Applicant: Gabriel Nathan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on December 11, 1945, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 11, 1945 by adding thereto:

"that in the event the survey as prepared by Bartlett, Ludlam and Dill, City Surveyors, dated September 10, 1943, shows the wall of the building not within the lines of Beach 49th street, such survey may be followed in place of the plans referred to in the resolution marked, "Received October 23, 1945" (2 sheets) insofar as such plans indicate, apparently incorrectly, the street building line of Beach 49th street, and showing the wall of the building within the bed of the street; this amendment is made in view of the decision of the Borough Superintendent acting on Alt. Applic. 1490/43 dated September 2, 1955. In view of this amendment there may be omitted from the requirements of the resolution adopted December 11, 1945 the following:

'that the wall, if required to be removed, shall be subject to such award for condemnation as the court may determine, including the cost of removal of the wall and construction of a new wall outside the lines of the proposed street; that an application shall be made promptly to the City Planning Commission for relocation of proposed Beach 49th street, so as not to include the main westerly wall of the building within the bed of the street; that a copy of such application to the City Planning Commission shall be filed with the Board and the borough superintendent.'"

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: Commissioner Kleinert..... 1
THE RESOLUTION—
WHEREAS, Order # 4826-4 issued by the Fire Commissioner May 28, 1954, and referred to in his decision of July 27, 1954, reads:

"2. Discontinue the use of gas-fired drying ovens which are not of a type approved by the Board of Stanards and Appeals. Rule 4.3.1 Spray Rules."

and
WHEREAS, the applicant states the building is two stories in height, 220.82 ft. by 197 ft. 2 in. irregular in area at 1st floor, 60 ft. by 197 ft. 2 in. irregular in area at 2nd floor, of Class 3 construction, erected in 1922, located in an unrestricted use, B area, Class 1½ height district; used and occupied since 1922 without a certificate of occupancy, as follows: Cellar—boiler room, 0 persons; 1st floor—factory, 200 persons; 2nd floor—offices, factory, paint spraying and dipping, 80 persons; no change in use or occupancy is proposed. The building is equipped with approved standpipe and sprinkler systems; there are four interior fireproof stairs, leading to street and two of which lead to roof bulkhead; there is one fire escape leading to street by ladder. Window and door openings on course thereof are fireproof, self-closing; and
WHEREAS, the applicant states this appeal is filed to obtain permission to maintain an existing paint drying oven installed on the 2nd floor; that the entire 2nd floor area houses the paint drying oven, and water dry off oven and Bonderite unit; that the second floor is constructed of 4-in. cinder concrete arches; that the building is completely sprinklered; that this area is isolated from the paint spraying and dipping room by fireproof, self-closing doors and a fire wall; that the oven installed is of a type submitted for approval under Cal. No. 88-54-SA by Drying Systems, Inc.; and
WHEREAS, the applicant further contends that in view of the fact the paint baking oven is the most vital part of the operation of this plant it would create an undue hardship and completely immobilize the entire manufacturing process to be required to discontinue its operation; and
WHEREAS, the applicant states the following operational procedure is adhered to during the use of the oven in question:

"1. Purging cycle at start. Fans must be started first and run long enough to provide 4 changes of fresh air in the oven before the pilot lights on the burners can be ignited.

2. Complete ignition of all pilot lights. All pilots must be ignited before the safety shut-off valve can be opened to supply fuel to burners. Each pilot has a bulls-eye light control cabinet indicating when pilot is lit. Pressure opening of the shut-off valve is not possible. Valve must be manually opened; it closes automatically.

3. Electronic flame detection is provided for each burner through the flame Detector units. These devices operate through a flame rod extending into the burner flame. Grounding, shorting or breaking of the flame rod, or absence of flame, automatically closes the safety valve on the burner line.

4. A pressure switch on the fuel line shuts off the burners if the fuel pressure drops too low for satisfactory flame conditions at the burners.

5. An air-flow switch at each fan shuts off the burners should any fans stop for any reason.

6. A signal horn sounds an alarm in case of shut down, notifying the operator. (This can also include a signal light in the office of the supervisor.)

7. One of the main safety features in the design of the ovens is the provision of sufficient fresh air in the circulating system to safely dilute the solvent vapors below their explosive limit. In calculating the air requirements, the amount of solvent evaporated per minute is determined and sufficient fresh air is introduced to dilute the solvent vapor to 4 times its volume at the lower explosive limit.

The vapor thus diluted can be exhausted or recirculated (or both) but cannot be exploded and the safety factor of 4 to 1 provides sufficient flexibility to cover any normal variations in solvent contents; and

WHEREAS, this appeal was laid over April 12, 1955, pending approval of the oven in question; and

WHEREAS, the oven in question, a Dry-Sys installation oven enclosure was approved by the Board under Cal. No. 88-54-SA and the Dry-Sys type 1.D direct fired gas heater installed in connection therewith Model 3,000. was approved by the Board under Cal. No. 89-54-SA on condition that an oven as approved by the Board under Cal. No. 88-54-SA in conjunction therewith is used only where the paint is noninflammable; and

WHEREAS, the applicant further contends that the area in which the oven is located is completely isolated from the spraying and dipping room and the offices by fireproof, self-closing doors and a fire wall that the oven in question was approved by the Board under Cal. No. 88-54-SA and is fired by a heating unit as approved by the Board under Cal. No. 89-54-SA for use with noninflammable paint; that a modification is requested to permit the use of the oven in question and the heater in question with paint having a flashpoint of 75° F; and

WHEREAS, the applicant contends that all the safeguards provided in the approval of the oven and the heating unit will be installed and the installation made to conform to the Board approval with the exception of the use of inflammable paint; and

WHEREAS, the applicant has filed with this appeal a copy of Laboratory Report No. X-292354 issued by the New York Testing Laboratories, Inc., on January 10, 1955, as to the atmosphere survey for atmosphere combustibility in the oven in question and copy of Laboratory Report No. X-296085 showing the flashpoint of the paint used as 75° F; and

WHEREAS, the applicant requests in view of the facts above stated and as the paintbaking oven is part of the most vital operation of this plant, it would create an undue hardship and completely immobilize the process to be required to discontinue the use of the oven, and that since the oven is not a hazardous condition, it is requested this application be granted for this specific installation and not for general use throughout the city.

Resolved, that the decision of the Fire Commissioner as expressed in Order No. 4826-4, Item No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use of the gas fired drying oven as proposed and as shown on plans filed with this appeal marked "Received August 2, 1954" (4 sheets), only so long as the existing equipment, including controls, is maintained to the satisfaction of the Fire Commissioner.

7-55-A

APPLICANT—Florence Rand, owner.

SUBJECT—Application January 5, 1955—Appeal from a decision of the borough superintendent (under section 35, General City Law re premises in bed of mapped street-widening of Atlantic avenue.)

PREMISES AFFECTED—94-66 158th street, south side, 22.45 ft. west of Atlantic avenue, Block 10109, Lot 30, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Diamond.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1954, on N.B. App. 4540/54 reads:

"1. The erection of a nonstorage garage in the bed of a mapped street is contrary to Art. 3, Sec. 35 of the General City Law."

and

WHEREAS, the applicant states the proposed building will be 1 story, 15 feet in height, 25 ft. by 100 ft. in area, Class 3 construction, on a lot 25 ft. by 150 ft. plus or minus in depth, in an unrestricted use, A area district, to be used and occupied as a nonstorage garage; and

WHEREAS, the applicant states that a map laying out the confines of the proposed Atlantic Avenue Extension was adopted by the Board of Estimate March 1, 1951, as Alt. Map 3281; that no proceedings have been made for condemnation and that the Queens Borough President advises that none is contemplated at present; and

WHEREAS, the applicant states that she purchased the transfer of tax liens from the city and foreclosed same; that the referee's deed in foreclosure was recorded June 17, 1952; and

WHEREAS, the applicant contends that she has been paying taxes on the premises and derived no income therefrom since acquisition of same; that the premises are in an unrestricted area and could be utilized for purposes permitted therein; that the denial by the Borough Superintendent for permission to improve the premises with a structure permitted in the area works an unreasonable hardship on the applicant; and

WHEREAS, a portion of the lot is in the area proposed for the construction of Extension of Atlantic avenue plans for which have been approved by the Board of Estimate prior to date of acquisition of the premises by this owner.

Resolved, that the decision of the Borough Supertintendent acting on N.B. App. 4540/54, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted,* to permit the construction of the proposed one story garage on the premises extending into the bed of the proposed Atlantic avenue extension substantially as proposed and as indicated on plans filed with this application marked, "Received, January 5, 1955" (2 sheets) *on condition* that the building shall in all other respects meet all requirements of all other laws applicable thereto; that in the event of condemnation the cost of the building as determined by the court shall be amortized over a term of ten years at the rate of ten per cent per year starting from the completion of the building.

432-55-A

APPLICANT—Leonard F. Rothkrug, for Belfan Building Corp., owner.

SUBJECT—Application May 19, 1955—re Appeal from decision of the borough superintendent.

PREMISES AFFECTED—8-12 Forrest street, south side 97 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: .....

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 17, 1955, on Alt. App. 4972/54 reads:

"1. Means of egress from all floors & cellar to comply with Sect. 271 of the Labor Law.
Note—2 required."

and

WHEREAS, the applicant states the building is 6 stories, 70 feet in height, 50 ft. by 110 ft. irregular in area, of fireproof construction, erected in 1906 on a lot 50 feet front by 123 ft. 4 in. irregular in depth, in an unrestricted use, B area, Class 1½ height district; used and occupied since 1952 as follows: Cellar—assembly of bookshelves, 4 persons; 1st floor—bookbinder, 16 persons; 2nd floor—manufacturing dresses, 22 persons; 3d floor—manufacturing sporting equipment, 18 persons; 4th floor—manufacturing coats, 40 persons; 5th floor—manufacturing yarn, 10 persons; 6th floor—manufacturing utility bags, 18 persons, for which no certificate of occupancy has been issued. No change in use or occupancy is proposed. The building is provided with one 3 ft. 6 in. wide interior steel stairs, fireproof enclosed; equipped with kalamein, self-closing doors and leads from roof bulkhead direct to street, and two fire escapes one at front and one at rear; fire escapes extend to roof by ladder and to street by stair and to yard by ladder; and

WHEREAS, Violation #3158 of 1954 was issued October 22, 1954, to provide an additional means of egress than the fire escape in compliance with Sec. 271 of the Labor Law and to provide an additional means of egress to the street from the cellar; and

WHEREAS, the applicant contends that the owner of subject premises was previously the owner of the lot to the west and access to the street was provided from the rear fire escape by way of a side yard; that it is not proposed to change the use or occupancy of the building except to discontinue the cellar use and the cellar to be left vacant; that the building has been occupied substantially as proposed since erection; that the doors along the course of rear fire escape are fireproof, self-closing; that there is a single tenant on each floor and there are three means of egress from each floor to the street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, applicant has filed amended plans to eliminate encroachment beyond building line which would have been in addition to existing encroachments.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough of Superintendent, acting on Alt. App. 4972/54, Objection No. One and that the appeal be and it hereby is *granted, on condition* that the means of exit, including the passageway from the rear fire escape to the street constructed within the cellar of the building, shall be maintained as indicated on plans filed with this appeal marked, "Received, May 19, 1955" (2 sheets) as *amended* by revised plans marked, "Received, September 15, 1955" (one sheet); that the primary means of exit and the two exsting fire escapes, front and rear, and the proposed passage shall be maintained in a safe condition; and that all doors leading from the primary means of exit and into the fire passage shall swing in the direction of exit.

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.

SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 4, 1955, at 2 P. M., at the request of the Engineering Division to await receipt of information from the office of the Borough Superintendent of Brooklyn as to party wall and other records as to the block of frame buildings of which these premises are one.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

APPEARANCES—
For Applicant: Alexander Zamschnick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 4, 1955, at 2 P. M., applicant to file agreement of adjoining owner re egress and fire escape treatment. The premises and adjoining building containing exit passage have been reinspected by a committee of the Board.

1076-22-BZ—Vol. II

APPLICANT—Ivan Pinsker, for Rubar Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the alteration and change of use of a building from public garage for more than five motor vehicles and a newspaper distributing station, which will include the storage of more than five motor vehicles.

PREMISES AFFECTED—204-210 Saratoga avenue and 29-37 Hull street, northwest corner, Block 1531, Lot 38, Borough of Brooklyn.

APPEARANCES—
For Applicant: Ivan Pinsker.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was by the Board as Vol. II, on October 27, 1942, on certain conditions; and

WHEREAS, the resolution was amended on April 27, 1943; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 28, 1922, as thereafter *amended* by resolutions adopted through October 27, 1942, by adding thereto:

"that in the event the owner desires to maintain in the portion of the premises occupied by Bogen Express Company an additional gas tank and pump for the sole use of such express company, and as indicated on plans filed with this request for amendment, marked, "Received, August 10, 1955" (one sheet) as passed upon by the Borough Superintendent under Gas Tank Applic. 1091/55, Objection No. 1, dated August 2, 1955, such additional tank and pump, located where proposed on such plans may be constructed provided there is a partition erected within the building, as thereon shown, to separate a portion of the premises occupied by the newspaper delivery station from that occupied by the express company and that no gasoline shall be sold to passing vehicles."

265-28-BZ—Vol. III

APPLICANT—Grandefeld & Goodman, for Otto F. and Ottilia Blume, owners. (Saunders Buick, Inc., lessee).

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision

of the borough superintendent); previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a residence and business use district, the extension of use of a garage for more than five cars to garage of more than five cars, motor vehicle repair shop, sales of auto parts and automobile showroom.

PREMISES AFFECTED—3181 Westchester avenue, west side, 140.49 ft. south of Wilkinson avenue, Block 4235, Lot 43. Borough of the Bronx.

APPEARANCES—
For Applicant: Mortimer Goodman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on November 7, 1945, on certain conditions; and

WHEREAS, the term of variance was extended on October 3, 1950: and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 2, 1928, as thereafter *amended* by resolution adopted through October 3, 1950, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision e for a term of five years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 412/45)

535-32-BZ

APPLICANT—Samuel Lippman, for W. Parsons Todd, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2300-2310 Boston road and 701-709 Astor avenue, northeast corner, Block 4346, Lot 5, Borough of the Bronx.

APPEARANCES—
For Applicant: Samuel Lippman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol II, on June 9, 1933, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on October 31, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1933, as thereafter *amended* by resolutions adopted through October 31, 1950 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision f for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (N.B. 421/32 N.B. 1827/44)

11-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fay Beinstock, owner. (Bolton McLucas, lessee.)

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the change of use from plumbing supplies to plumbing supplies and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—277-293 Chester street, east side, 187.74 ft. north of Dumont avenue, Block 3560, Lot 12, Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—
Affirmative: Chairman, Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 29, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 27, 1954; and

WHEREAS, the term of variance was extended on June 9, 1953 and June 14, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1951, as thereafter *amended* by resolutions adopted through June 14, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings work has been completed and a new certificate of occupancy has been applied for but not issued, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 3178-50)

95-35-BZ

APPLICANT—Leonard F. Rothkrug, for Stanley Gorski, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the change of occupancy of an existing building (located on rear of lot) to a knitting mill for a term of years.

PREMISES AFFECTED—423 Barbey street, east side, 150 ft. north of Belmont avenue, Block 4013, Lot 3, Borough of Brooklyn.

APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term o variance extended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly
Negative: .....

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 16, 1935, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on September 22, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1935, as thereafter *amended* by resolutions adopted through September 22, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision a for a term of two years from the date of this amended resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. 6440/35)

1149-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harry Leibman, owner. (Rutland Auto Service, lessee.)

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under Section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage for more than five motor vehicles and gasoline service station, to garage for more than five motor vehicles, motor vehicles repairs and servicing for cars of recognized agency (Chrysler) body and fender work, wheel alignment, lubritorium, painting and spraying, welding and gasoline service station.

PREMISES AFFECTED—50-62 East 98th street, west side, 90 ft. north of Rutland road, Block 4600, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was amended by the Board as Vol II, on January 6, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 29, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1953, as thereafter *amended* by resolutions adopted through March 29, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially complete, that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 396/52).

624-44-BZ

APPLICANT—Catherine Lama, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting on a lot in a business use district, on which there exists a garage for three motor vehicles, an additional garage for two motor vehicles.

PREMISES AFFECTED—1632 Glover street, east side, 40.9 ft. south of Castle Hill avenue, Block 3990, Lot 33, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Beeker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of varianee extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 10, 1945, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of varianee.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 10, 1945, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision f for a term of ten years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (S.A. 1268/32)

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy from business on 1st floor and office on 2nd floor (previously granted by the Board), to storage in cellar, shipping, receiving, packing, cutting and refrigeration of meats on 1st floor, and packing, shipping and refrigeration of meats on 2nd floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Beeker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on March 1, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby, amend the resolution adopted on July 24, 1945, as thereafter *amended* by resolutions adopted through March 1, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1021-51)

MINUTES

925-47-BZ

APPLICANT—Max Horn, for Carmine Riccardone, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of motor vehicles for a term of years.
PREMISES AFFECTED—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad, Block 12383, Lot 170, Block 12384, Lots 7 and 9, Block 12385, Lot 68, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: M. Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 22, 1948, on certain conditions; and
WHEREAS, the term of variance was extended from time to time and last extended on October 6, 1953; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 25, 1949, as thereafter *amended* by resolutions adopted through October 6, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision h for a term of two years from the date of this amended resolution, to permit .....; that other than as herein amended the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. 4012/47)

322-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Alexander Glickstein and Sol Linchytz, owners.
SUBJECT—Application for consideration—reopening as to an amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7h and 7i of the zoning resolution, permitting openings (new doors) from proposed buildings located in the unrestricted portion of plot to open into business use portion of plot, permitting cars to enter into business use portion of plot, and permitting in the business use portion of plot the erection and maintenance of a gasoline service station, lubritorium, car washing, wheel alignment, motor vehicle repairs, storage of sale accessories, and permitting the parking and storage of cars waiting to be serviced and the sale and display of new and used cars.
PREMISES AFFECTED—1503-1525 Utica avenue and 2-42 Folger place, southeast corner, 5102-5130 Kings highway and 5001-5023 Glenwood road, northeast corner, Block 7969, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on December 2, 1952, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on September 22, 1953; and
WHEREAS, the resolution was amended on June 23, 1953 and September 22, 1953; and
WHEREAS, the applicant requested a further amendment of the resolution and time to complete.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 2, 1952, as thereafter *amended* by resolutions adopted through September 22, 1953, by adding thereto:
"that Building No. 1 may now be extended as originally approved and Building No. 3 may be erected of the size and design as now indicated on revised plans marked "Received October 15, 1955", (3 sheets); that the depth of the planting strip on Kings highway may be reduced from ten to five feet, as shown thereon; and that in all other respects the resolutions above cited shall be complied with; that in view of the applicant's verbal statement that the work has been completed except for the three items above cited, all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. 1214/53)

4-53-BZ

APPLICANT—Thomas K. Mahlon, for Bridgemont Corp., owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, storage and sale of accessories and office and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—2709-2711 East Tremont avenue, southeast corner of Williamsbridge road, Block 4076, Lot 18 and part of Lot 6, Borough of the Bronx.
APPEARANCES—
For Applicant: Thomas K. Mahlon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 26, 1953, on certain conditions; and
WHEREAS, working drawings submitted as being in substantial compliance with the Board's requirements, were approved on July 28, 1953; and
WHEREAS, the term of variance was extended on October 6, 1953; and
WHEREAS, time to obtain permits and complete the work was extended on October 13, 1954; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1953, as thereafter *amended* by resolution adopted on October 13, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that the work has been delayed due to street widening proposal, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1393/52)

235-53-BZ

APPLICANT—Harry S. Kohl, for Godfrey Nurse House Inc., owner. (Lotus Bar and Grill, Inc., lessee).

MINUTES

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the addition to restaurant occupancy on 1st floor of cabaret, for a term of years.

PREMISES AFFECTED—454 Lenox avenue, east side, 49 ft. 11 in. south of West 133rd street, Block 1730, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Saul S. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 20, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 26, 1954 and July 27, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1953, as thereafter *amended* by resolutions adopted through July 27, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months of the Zoning Resolution from the date of this *amended* resolution." (Alt. 1422/52)

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist's ornaments and decorations, sales and storage, loading and unloading and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 8, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

RESOLVED, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings all work has been completed and a certificate of occupancy has been applied for, that all permits required shall be obtained and all work completed within six months, from the date of this *amended* resolution." (Alt. App. 1011/54)

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

(Cal. No. 784-41-SR)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, October 14, 1955 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

Proposed Amendments:

It is proposed to amend the Rules above cited by adding hereto a new Rule (7.8.1) to follow Rule 7.8 and a new Rule (7.29) to follow Rule 7.28, as follows:

7.8.1 Design of Forms:

7.8.1.1 Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the formwork was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in such formwork before it has been duly inspected and certified by the designing Architect or Engineer.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

PUBLIC HEARING

7.29.0 Power Buggies

7.29.1 Definition.
As used herein, the term "Power Buggy" shall mean an automotive vehicle designed or used for the transportation of materials on and about construction and demolition sites. It shall not include automobiles, motor trucks, general purpose tractors or excavating or material handling machinery.

7.29.2 Responsibility of Employers.
Every employer causing a power buggy to be used shall provide trained and competent operators therefor and shall carry out all provisions of this rule pertaining to him in respect to the use, operation and maintenance thereof.

7.29.3 Assigned Operator.
No person shall operate a power buggy other than an operator assigned thereto by the employer.

7.29.4 Operator in Charge.
A power buggy in use shall be in charge and custody of the operator assigned thereto and no other person shall in any way interfere with or handle it, nor shall the operator cause or permit any other person to do so.

7.29.5 Defective Machines.
No power buggy shall be operated unless it has the mechanical characteristics, features and devices herein required and is in good operating condition.

MECHANICAL REQUIREMENTS

7.29.6 Stability.
Every power buggy shall be so designed and constructed as to withstand without tilting: (a) a 45° turn at full rated load and maximum designed forward speed; (b) a collision stop against wheel blockage on a level grade at full rated load and ½ maximum designed forward or full reverse speed; (c) lateral traversal of 10% slopes at full rated load and maximum designed speed.

7.29.7 Braking Power.
1. Every power buggy shall be provided with brakes and tire surfaces capable of bringing it to a full stop within 25 feet on a level dry plank surface or frictional equivalent at full rated load and maximum designed speed. 2. Brakes shall be capable of being fixed in engagement to hold the full load stationary on a 25% grade.

7.29.8 Accidental Starting.
All movement controls of every power buggy shall be so arranged or shielded that they cannot be inadvertently engaged and so that the buggy cannot be accidentally set in motion.

7.29.9 Warning Devices.
Every power buggy of the riding type shall be equipped with an easily operable horn or other audible warning signal.

7.29.10 Seats and Visibility.
Every power buggy of the riding type shall be provided with an operator's seat or standing platform designed and secured to prevent slipping off and so located that the operator may have maximum practicable driving visibility.

7.29.11 Speed.
Every power buggy of riding type shall be so designed or equipped that it cannot travel faster than 12 M.P.H. on a level surface.

OPERATION

7.29.12 Parking on Grades.
No power buggy shall be left unattended on any grade sufficiently steep to cause it to coast if free of engine and brake resistance.

7.29.13 Conditions for Operation.
No power buggy shall be operated: (a) at a speed greater than 12 M.P.H., (b) when carrying more than its full rated load, (c) on insecure or skiddy surfaces or surfaces so inclined or uneven as to endanger stability, (d) on grades steeper than 25%, or (e) on ramps, runways, or other surfaces not in compliance with this rule.

7.29.14 Special Requirements for Runways, etc.
Runways, ramps, platforms and other surfaces upon which power buggies are operated shall conform to the following requirements:

(a) They shall be substantially constructed and securely supported, braced and fastened to prevent movement.
(b) They shall be constructed to sustain without failure at least four times the maximum load for which they are intended.
(c) The minimum width inside of curbs for any ramp, runway or platform shall be two feet wider than the outside width of any power buggy operated thereon without passing, and two feet wider than twice such buggy width in the places where passing occurs.
(d) Ramps shall be limited to maximum grades of 25%.
(e) All runways shall be substantially level transversely.
(f) The use of curbs along the edges of surfaces upon which power buggies are operated shall be governed by the following provisions:
   1. Curbs shall be furnished along all edges which are nearer than ten feet horizontally to an open side wall, shaft or other open space into or through which a fall from such surface of more than 24 inches is possible, except as set forth in (3) below.
   2. Where curbs are not required because the buggy is operated on a surface not over 2 inches above an under surface, such under surface shall be strong enough to sustain the loaded vehicle in the event of a fall thereon.
   3. Curbs may be omitted at actual dumping points more than 24 inches above such under surfaces if the edge over which dumping occurs is provided with bumpers or other means which will effectively stop the buggy from running over the edge while dumping.
   4. Curbs must be at least seven inches high, securely fastened, and capable of resistance to side impact at least equal to that of a 2" x 8" plank set on edge against unrights secured, fastened and braced at not less than four foot intervals.

.05
w

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | October 11, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 41

THE LIBRARY OF THE UNIVERSITY OF ILLINOIS

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

ourt Decision.

ocket.

ules Directory.

otice of Hearing Calendar.

linutes of Regular Meeting of Tuesday Morning, October 4, 1955, Affecting Calendar Numbers 736-54-BZ; 804-54-BZ and 350-54-A.

linutes of Regular Meeting of Tuesday Afternoon, October 4, 1955, Affecting Calendar Numbers 174-54-A, 137-55-A, 432-54-A, 433-54-A, 434-54-A, 435-54-A, 436-54-A, 437-54-A, 438-54-A, 439-54-A, 440-54-A, 441-54-A, 442-54-A, 443-54-A, 753-53-A, 475-54-A, 493-54-A, 468-55-A, 31-35-BZ, 151-37-BZ—Vol. II, 378-47-BZ, 38-50-BZ—Vol. II, 950-50-BZ—Vol. II, 105-51-BZ, 611-51-BZ, 465-52-BZ—Vol. II, 859-53-BZ, 414-54-BZ, 1001-54-BZ, 588-52-BZ—Vol. III, 545-39-SA, 647-48-SA, 956-48-SM, 283-50-SA, 72-52-SA and 171-52-SM.

orrection Affecting Calendar Number 68-36-BZ—Vol. III.

ublic Hearing on Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

COURT DECISION

Matter of Anna Basile vs. Board of Standards and Appeals:—On October 26, 1954, the Board granted a variance under Sections 7, subdivisions f, h, i and A of the Zoning Resolution, permitting in a business use district, for a term of fifteen years, the erection of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and an office, and permitting the show windows and a curb cut nearer the residence district than is permitted; Cal. No. 1348-27-BZ, Vol. II; premises 2753-2761 Coney Island Avenue and 1002-1012 Avenue Y, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Martuscello sustained the Board in the following decision:

"These are two applications, one made by the petitioner to annul a determination of the Board of Standards and Appeals and the other made by the respondent, Board of Standards and Appeals, to vacate an order of certiorari and to dismiss the petition and sustain the determination of the Board, permitting the intervenor-respondents to erect a gasoline service station and other incidental uses at premises known as Nos. 2753-2761 Coney Island avenue and Nos. 1002-1012 Avenue Y, southwest corner, Brooklyn, New York. ¶After a public hearing and a personal inspection by a committee of the respondent board, the application for a use variance was granted as provided in section 7(f) and 7(h)(i) and section 7A of the zoning resolution. ¶In Reed v. Board of Standards and Appeals (255 N. Y., 126), the Court of Appeals, in upholding the determination made by the Board of Standards and Appeals under section 7 of the Building Zone Resolution, stated, at pp. 135 and 136: "When the application is made under section 7 and the appropriate subdivision thereof the field of inquiry is restricted. It is not necessary to allege or prove the facts required when the application is made under section 21 nor for the Board to make a decision thereon. The Board must in each case act on some reasonable basis in harmony with the general purpose of the resolution. Nothing more is required (People ex rel. Smith v. Walsh, 211 App. Div., 205; aff'd 240 N. Y., 606). * * * The Board has a wide scope in the exercise of its discretion whenever the discretion to make variances is granted to it (Matter of Goldenberg v. Walsh, 242 N. Y., 576; People ex rel. Fordham M. R. Church v. Walsh, 244 N. Y. 280, 289). If such an application is denied the only question for the court is whether the petitioner has been illegally oppressed (Matter of Larkin Co. v. Schwab, supra, p. 336 [242 N. Y., 330]). When the application is granted the question of power only is to be considered. Is the action of the Board unjustifiable as a matter of law under the specific provisions of the zoning resolution relied on?" ¶In the light of the holding in the Reed case (supra) there does not appear to be any factual showing made here that the board abused its discretion in granting the use variance. Moreover, the return filed by the board discloses sufficient facts warranting the determination made by the board. ¶Petitioner strongly urges that the determination should, nevertheless, be annulled because respondent's resolution failed to disclose any findings of fact upon which it was based and that respondent also specifically omitted to make any findings with respect to an objection raised by her concerning a matter of public safety and general welfare. The contentions thus raised are untenable. As to the first claim, the board was empowered to grant the resolution upon its own knowledge or survey in which case it would be required to set forth in its return the facts known to its members but not otherwise disclosed (People ex rel. Fordham Manor Reformed Church v. Walsh, 244 N. Y., 280, 287). As indicated above, the return herein complies with such requirement. With respect to the remaining contention it does appear that the board omitted to make any finding as to the aforesaid objection. However, under section 7 the element of public health, safety and general welfare is not emphasized as in section 21, although it may well be taken into consideration; and the question of hardship to the individual owner becomes a more material element in the determination of the application (cf. Reed v. Board of Standards and Appeals, supra). It would seem, therefore, that a finding of fact on that matter was not necessary in order for the board to act as it did; and that the omission thereof is of no effect in view of the adequate and legal reasons justifying the resolution herein. ¶The case of American Seminary of the Bible, Inc., v. Board 280 App. Div., 792; 112 N. Y. S., 2d, 904) relied upon by petitioner is not in point. The papers on appeal in said action reveal that there the board submitted in support of its determination the reasons urged by the applicant for the variance, which were conclusory in form, without showing that they were actually findings or reasons of said board. ¶The order of certiorari is vacated and the petition is dismissed and the determination of the Board of Standards and Appeals is confirmed. ¶Submit order"

(N. Y. L. J. September 28, 1955, page 11)

CALENDAR

DOCKET

New Cases filed up to October 4, 1955

Cal. No. Dept. Premises Affected

751-55-A—H.B.B.—6713 5th avenue, east side, 101 ft. ½ in. south of 67th street, Block 5856, Lot 18, Borough of Brooklyn, Alt. 1439-54—re Review of Borough Superintendent Decision—change in use of manufacturing of auto seat covers and tops.

752-55-BZ—H.B.Q.—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens, N.B. 3339-55—re gasoline service station, office, storage, lubritorium, minor repairs, parking of cars to be serviced.

753-55-BZ—H.B.M.—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan, Alt. 1121-55—re parking and storage of motor vehicles in residence use district.

754-55-A—H.B.M.—345-349 West 14th street, north side, 108 ft. east of 9th avenue, Block 738, Lot 10, Borough of Manhattan, Alt. 1219-55—re stair capacity.

755-55-BZ—H.B.Q.—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast cornor of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens, Alt. 1530-55—re parking of patrons' and employees cars partly retail use and partly residence use districts.

756-55-BZ—H.B.B.—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn, Amendment to Alt. 2106-53—re change of use to include dining terrace and parking of cars—no fee charged.

757-55-A—H.B.B.—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn, Amendment to Alt. 2106-53—re parking within 30 ft. required setback.

758-55-SA—Gilbarco Gasoline Dispensing Pumps, Models CFP1D-1, 3, 13, 22, and CFP2D-24, manufactured by The Gilbert and Barker Manufacturing Co., Appliance.

759-55-SA—Royal Gas Range, Series 53, Supreme Gas Range Series 55 and Royal Rose Gas Ranges, Models 15034, 1531 and 15034A, manufactured by The Dortch Stove Co., Appliance.

760-55-SA—Fletcher "Flow-Clean" Washer-Extractor (combination washer-extractor for dry cleaning), manufactured by Fletcher Works, Inc., Appliance.

761-55-SM—Graymor Chemical Co., Inc., Flameproof Resin, manufactured by Graymor Chemical Co., Inc., Material.

762-55-SA—Gerity Dishwasher, Model A, manufactured by Gerity-Michigan Corp., Appliance.

763-55-BZ—H.B.Q.—142-07 Hoover avenue, north side, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens, Alt. 2100-54—re side yard.

764-55-BZ—H.B.Q.—120-42 Springfield boulevard, west side, 91.04 ft. north of 121st avenue, Block 12694, Lot 56, St. Albans, Borough of Queens, Al. 1421-55—re more than one building on lot; office, distributing and storage building for beverages in residence use district.

765-55-BZ—H.B.Q.—56-01 Main street, southeast corner of 56th street, Block 5165, Lot 28, Flushing, Borough of Queens, Alt. 1531-55—re gasoline service station, auto accessories, lubritorium, repairs, etc. in residence use district.

766-55-A—H.B.B.—564-592 St. John's place (722-746 old), south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn, Alt. 2175-55—re legal exits.

767-55-A—H.B.Bx.—1217 East 233rd street, northwest cornor of Baychester avenue, Block 4954, Lot 68 and 69, Borough of The Bronx, Amendment to N.B. 286-54—re nonfireproof construction.

768-55-A—F.D.—510-520 East 156th street, southeast corner of Hegney place, Block 2358, Lot 79, Borough of The Bronx, Order No. 6640-5—re sprinkler system.

769-55-SM—Texture-Flex (simulated textures made of cas neoprene composition), manufactured by Chester Rakeman Scenic Studios Inc., Texture-Flex Division, Material.

770-55-SA—Midco Direct-fired Air Heaters (gas-fired) Models 750, 22, 30, 36, 3, 4 and 5, manufactured by Mid Continent Metal Products Co., Appliance.

771-55-SM—Wall-Flex (cemented to finished wall), manufactured by The R.C.A. Rubber Co., Akron, Ohio, Materia

---

772-55-SM—Pittsburgh Plate Glass Co., Suydam Division #162 (97 Red) Paint for priming coat on structural stee manufactured by Suydam Division of Pittsburgh Plat Glass Co., Material.

773-55-SA—Echo Vent Signals, Models A-125-2 and C-12 2 (for safety level fill in fuel oil tank), A. B. Carlson ar Co., Inc., Appliance.

774-55-BZ—H.B.Bx.—2155-2159 Newbold avenue, north sid 101.47 ft. west of Castle Hill avenue, Block 3814, Lot 5 Borough of The Bronx, Alt. 783-55—re parking for mo than five motor vehicles in residence use district.

775-55-A—F.D.—223-227 West 60th street, north side, 3 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 a part of Lot 20, Borough of Manhattan, Order No. 5045-5 re storage of Luperco ATC and Lupersol DDM.

776-55-BZ—H.B.Bx.—3801-3811 Boston road and 3500-35 Baychester avenue, northeast corner, Block 4895, Lot Borough of The Bronx, N.B. 1575-55—re gasoline serv station, car wash, lubritorium, sales, etc.

777-55-BZ—H.B.B.—858-870 Gates avenue, south side, 72 5 in. east of Reid avenue, Block 1637, Lot 5, Borough Brooklyn, Alt. 3133-55—re change in occupancy from thea to gasoline service station, repair shop, garage for more th 5 cars, safe inspection, etc.

CALENDAR

778-55-A—F.D.—Foot of West 125th street and west side of Marginal street, 20 ft. south of West 131st street, Block 2004, Lot None, Borough of Manhattan, Decision re Order No. 5061-5—re automobile display and salesroom; maintenance of motor repair shop and parking of live cars without permit from Fire Department.

779-55-A—H.B.B.—1459-1465—Lincoln place and 249-253 Rochester avenue, northwest corner, Block 1386, Lot 1, Borough of Brooklyn, Alt. 334-55—re non-fireproof construction; thickness of walls.

780-55-A—H.B.M.—268-270 Canal street, southeast corner of Cortlandt Alley, Block 196, Lot 13, Borough of Manhattan, Alt. 290-55—re 2 legal means of egress.

Restored to Docket

83-50-SA—ABC Oil Burner 54 (reopened for test and report as to new models 62 and 64), manufactured by Automatic Burner Corp., Appliance.

47-48-SA Vol. II—ABC Model 66 Oil Burner (for domestic and commercial heating), manufactured by Automatic Burner Corp., Appliance.

56-48-SM—Protectoseal Safety Can (reopened for amendment of resolution as to new design), manufactured by The Protectoseal Company, Material.

71-52-SM—USG Sheetrock Firecode 60 and USG Sheetrock Firecode 45 (reopened for test and report for additional usage), manufactured by United States Gypsum Company, Material.

45-39-SA—Florence Cabinet Heaters, Models CK-1, CK-2, CJ-1, CJ-2 and C-2 (reopened for report as to change in exterior design), manufactured by Florence Stove Company, Appliance.

?-52-SA—Todd Rotary Oil Burners, Types PAVL and PAVH (reopened for amendment as to 7 additional models and 9 sizes), manufactured by Todd Shipyards Corp., Appliance.

8-52-BZ Vol. III—H.B.M.—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22, Borough of Manhattan, Alt. 923-52—re day parking only.

DESIGNATIONS: **H.B.**—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.**—Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, etc. ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories,

CALENDAR

and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.

PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

Laid over from July 19, 1955 to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment; then to October 11, 1955, for inspection and decision; hearing closed.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

Laid over from July 19, 1955, to September 13, 1955, at the request of an objector; then to October 11, 1955, for revised plans for the proposed building and fencing and for inspection and decision.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision.

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owner.

SUBJECT—Application reopened May 17, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.

PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building; also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with approval of the applicant's representative; then to April

CALENDAR

1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed; then to October 11, 1955, at the request of the applicant until the Board acts on Cal. No. 190-55-BZ, now laid over to October 11, 1955, 10 a.m.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

Laid over from July 12, 1955, to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; then to September 20, 1955, for further consideration; then to October 11, 1955, for revised plans showing wall on East 234th street building line.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co. owner (Michael Gaglio, lessee).

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.

Laid over from September 20, 1955, to October 11, 1955, for inspection and decision; applicant to file revised plot plan showing the actual status of lots.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.

PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

Laid over from September 20, 1955, to October 11, 1955, for inspection and decision; hearing closed.

341-55-BZ

APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).

SUBJECT—Application April 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons, of A. & P. market.

PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

Laid over from September 20, 1955 to October 11, 1955, applicant to file revised plans and additional photographs showing A & P store site, present parking lot and proposed addition of Lot 42.

430-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Goldner Building Corp., owner.

SUBJECT—Application May 27, 1955—re (decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.

PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, Lot 34, Borough of Brooklyn.

Laid over from September 20, 1955 to October 11, 1955, for inspection and decision; hearing closed.

898-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Faraldo, owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of said premises as a junkyard.

PREMISES AFFECTED—233-235 Skillman avenue, north side, 136 ft. 7 in. east of Woodpoint road, Block 2884, Lot 39, Borough of Brooklyn.

899-54-BZ

APPLICANT—Leonard F. Rothkrug, for Thames Trading Co., Inc., owner (Joseph Faraldo, lessee).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of said premises as a junkyard.

PREMISES AFFECTED—239-251 Skillman avenue, north side, 150 ft. west of Kingsland avenue, Block 2884, Lot 33, Borough of Brooklyn.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

868-54-BZ

APPLICANT—Simeon Heller, for Bramsona Realty Corp., owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under sections 7A, 7(c) and 7(h) of the zoning resolution, to permit in a restricted retail and residential use district the change from stores and storage, to stores, storage, loading and unloading, and parking of cars for tenants.

PREMISES AFFECTED—41-83 to 41-99 Main street, northeast corner of Maple avenue, Block 5134, Lot 1, Flushing, Borough of Queens.

79-55-BZ

APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.

PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

CALENDAR

416-55-BZ
APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.
PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

243-55-BZ
APPLICANT—Larry Meltzer, for S. R. K. Realty Corp., owner (Owner under Purchase Contract—Joseph Clemente).
SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

35-55-BZ
APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.
SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under 7e of the zoning resolution, to permit in a business use district, for a term of years, the maintenance of a cabinet making shop, using power saw equipment.
PREMISES AFFECTED—3916 14th avenue, west side, 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.

36-55-A
APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.
SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—3916 14th avenue, west side, 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

686-54-A
APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.
SUBJECT—Application August 17, 1954—re Appeal from a decision of the borough superintendent—re two legal exits from all floors.
PREMISES AFFECTED—30-32 West 21st street, south side, 400 ft. east of Avenue of The Americas (6th), Block 822, Lot 58, Borough of Manhattan.

475-54-A
APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent, re 2nd means of egress.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

753-53-A
APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.
SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent—re proposed change of occupancy of building.
PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

468-55-A
APPLICANT—M. W. Del Gaudio, for Namlu Inc., owner.
SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent—re second means of egress.
PREMISES AFFECTED—681 Broadway and 2-6 West 3rd street, southwest corner, Block 532, Lot 9, Borough of Manhattan.

496-55-A
APPLICANT—Samuel Cohen, for Alleonage Corp., owner.
SUBJECT—Application June 16, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—8 Washington place and 275 Mercer street, southwest corner, Block 546, Lot 21, Borough of Manhattan.

635-55-A
APPLICANT—A. H. Salkowitz, for Harrington Homes, Inc., owner.
SUBJECT—Application July 29, 1955—filed pursuant to section 35, General City Law re premises in bed proposed street widening (Deepdale place).
PREMISES AFFECTED—50-24 to 50-34 Deepdale place, west side, 55.73 ft. north of and northwest corner of Thebes avenue, Block 8231, Lots 93, 96 and 99, Little Neck, Borough of Queens.

639-55-A
APPLICANT—Salvatore Palumbo, for St. Marks-4th Avenue Realty Corp., owner (Modern Way Lumber Co., lessee).
SUBJECT—Application July 29, 1955—re Appeal from a decision of the borough superintendent—re live load; stairways.
PREMISES AFFECTED—81-85 4th avenue, east side, 20 ft. south of St. Marks place, Block 934, part of Lot 7, Borough of Brooklyn.

458-55-A
APPLICANT—Lama, Proskauer and Prober, for Louis Leff, owner.
SUBJECT—Application June 8, 1955—re Appeal from a decision of the borough superintendent—re Review of Borough Superintendent decision re zoning.
PREMISES AFFECTED—642 East 18th street, southwest corner of Foster avenue, 1st floor, Block 5238, Lot 40, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 14, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, October* 14, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 18, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

Laid over from September 27, 1955 to October 4, 1955, for applicant to advise Board as to proposed occupancy; hearing closed; then to October 18, 1955, for applicant to submit new decision of borough superintendent, revised plan and plan showing adjoining buildings and uses.

36-43-BZ

APPLICANT—Kitzler and Nurick, for Alfonso Lizzi and Napoleone Sicoli, owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the sawing (with motor driven saws), chopping, bagging, storage and sale of wood.

PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue, Block 4505, Lots 1, 7 and 52, Borough of Brooklyn.

865-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.

PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

321-49-BZ—Vol. I

APPLICANT—Louis Cappell, owner.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, auto washing, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced, for a term of years.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

429-49-BZ Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.

PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

57-50-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

956-54-BZ

APPLICANT—David Kraus, for Kerlin Homes, Inc., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.

PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.

150-55-BZ

APPLICANT—Jacob Lubroth, and Son, for Joseph Olive, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

CALENDAR

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

216-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.
SUBJECT—Application March 15 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district the storage and sale of compressors and parts, and off street loading.
PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.
SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.
PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

264-55-BZ

APPLICANT—Lama, Proskauer and Prober, for U and O Corporation, owner.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles with show window, curb cuts and signs nearer the residence use district than is permitted.
PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon October* 18, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

76-55-SM

APPLICANT—General Filters, Inc., owner (John M. Sibarium, agent).
SUBJECT—Application February 1, 1955—General Filters Inc., Filter for Fuel Oil, Models 1-25, 2-300, 2-700 and 2-17, approval of.

144-55-SM

APPLICANT—Tacoa Tank Corporation of America, Inc., owner.
SUBJECT—Application February 14, 1955—Tacoa Tank Corp., of America Inc., 550 Gallon Gasoline Storage Tank, approval of.

741-54-SA

APPLICANT—Rockwood Sprinkler Company, owner.
SUBJECT—Application September 14, 1954—Rockwood Foam System (fire extinguisher) approval of.

483-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application June 6, 1955—Erie Electric Gasoline Dispensing Pump, Models 740, 741, 743, 744, 243, 910 and 930, approval of.

484-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application June 6, 1955—Erie Submerged Turbine Electric Gasoline Pumps, series 4600, approval of.

35-54-SM—Vol. II

APPLICANT—Reliance Tubular Products Company, owner (Joseph Gittler, agent).
SUBJECT—Application reopened March 1, 1955 as Vol. II for test and report to consider different design—reliance Tru-Fit, Model F-77 (gas range connector); previously approved re Reliance Tru-Fit (range connector), Model 77.

900-48-SM

APPLICANT—Mansfield Sanitary Pottery, Inc., owner.
SUBJECT—Application reopened February 15, 1955 as to an amendment—re Si-Flow No. 05 Non-syphon Ballcock (water valve for water closet tanks); previously approved.

178-33-SA—Vol. II

APPLICANT—Acme Fire Alarm Company, Inc., owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II for test and report as to proposed new design—Acme Type 1200N Single Action Fire Alarm Station; previously approved re Acme Interior Fire Alarm Station.

618-53-SA

APPLICANT—Kleer Kleen Manufacturing Company, owner.
SUBJECT—Application May 22, 1955—Kleer Kleen Oil Furnace (wall type), Models 100-SG, 252-SG, 152-DG, 270-SG, 270-DG, 283-SG, 283-DG and Model 170WF, approval of.

800-45-SA

APPLICANT—L. L. White, for The Coleman Company, Inc., owner.
SUBJECT—Application November 15, 1945—Coleman Oil Fired Floor Furnace, No. 885A, approval of.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.
SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.
SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors
PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

776-52-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Joseph Zellinger, owner.
SUBJECT—Application reopened April 19, 1955 as Vol. III —re Appeal from a decision of the borough superintendent —re extension of frame building in fire limits.
PREMISES AFFECTED—660 Grassmere terrace, east side, 95 ft. north of New Haven avenue, Block 253, Lot 33, Far Rockaway, Borough of Queens.

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.
SUBJECT—Application May 27, 1955—re Appeal from decision of the borough superintendent—re fire escape exit.

CALENDAR

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue Inc., owner (Benenson Realty Corp., lessee).

SUBJECT—Appeal filed October 20, 1954—from an order and decision of the fire commissioner—re sprinkler in cabinets (storage of film).

PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

862-51-BZ Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.

PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.

PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for applicant to file revised plans showing true existing conditions; inspection and decision; hearing closed.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartunioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

1083-47-BZ Vol. II

APPLICANT—Wechsler and Schimmenti, for 333 East 105th Street Corp., owner (Domestic Linen Service, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, a one story extension of existing wet wash laundry or westerly building line, to be used as an additional loading space; and permitting the extension of the balance of third floor court and permitting the construction of unbuilt balance of fourth floor (court).

PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue, Block 1667, Lots 14, 15 and 17, Borough of Manhattan.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application reopened September 20, 1955 for consideration of resolution as adopted in view of change of zoning—re (decision of the borough superintendent) previously granted on condition under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

CALENDAR

SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district the parking and storage of motor vehicles for a term of five years.
PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

892-54-BZ
APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner
SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of present uses of sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.
PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

893-54-A
APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.
SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.
PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

535-55-BZ
APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank for Savings in the City of New York, owner.
SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the construction of off-street loading berths with access thereto less than 50 ft. from a street intersection.
PREMISES AFFECTED—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

536-55-A
APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank in the City of New York, owner.
SUBJECT—Application June 27, 1955—re Appeal from a decision of the borough superintendent, re fire tower.
PREMISES—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street, southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

666-55-BZ
APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.
SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.
PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

232-55-BZ
APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.
SUBJECT—Application March 25, 1955—re (decison of the borough superintendent) under sections 7(c) and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district; to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.
PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ
APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.
SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under sections 7(c), 7(h) and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick Boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.
PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

19-26-BZ—Vol. V
APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).
SUBJECT—Application reopened June 29, 1954 as Vol. V —re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.
PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

8-55-BZ
APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).
SUBJECT—Application January 5, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district the storage and baling of new fabric remnants and waste clippings.
PREMISES AFFECTED—293 Church street, east side, 8 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

13-55-BZ
APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S. F. Brown), owner (Car Wholesalers, Inc., lessee).
SUBJECT—Application January 12, 1955—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a site partly in a business use district and partly in a residential district, the extension of the existing use for the sale of used cars into the residential district and to allow curb cuts at a point less than 75 ft. from the residential zone.
PREMISES AFFECTED—63-11 Queens boulevard, north side, from 63rd to 64th streets, Block 1340, Lot 1, Jackson Heights, Borough of Queens.

127-55-BZ
APPLICANT—Patrick D. Concagh, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.
SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7b, 7f and 7i

CALENDAR

the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than 5 cars, and storage room.

PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

255-55-BZ

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al., owners.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owner.

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

256-55-A

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et. al., owners.

SUBJECT—Application April 1, 1955—re Appeal from a decision of the borough superintendent and from orders and decision of the fire commissioner—re class III construction—masonry walls.

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-37 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon October* 25, 1955, at 2 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

424-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.

SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re use of spray booth and conveyor (not approved).

PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1 Borough of The Bronx.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official, formerly 1138) Hylan boulevard, and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 1, 1955, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

804-54-BZ

APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

Laid over from October 4, 1955, to November 1, 1955, for inspection and decision; hearing closed.

350-54-A

APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner—re discontinue use of Oxy-Acetylene torch.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence district and in a Class D area the extension and maintenance of gasoline service station, lubritorium, office, car washing, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

801-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application August 8, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Nelson avenue.

PREMISES AFFECTED—3975-3985 Hylan boulevard (3981 official) and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

CALENDAR

735-55-BZ

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.

SUBJECT—Applictaion September 20, 1955—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit the location of required loading berths within 50 ft. of a street intersection.

PREMISES AFFECTED—73-93 Sands street, north side, from Pearl street to Prosepct street and Manhattan Bridge, 74-88 Prospect street and 137-145 Pearl street, Block 77, Lots 1-22, Borough of Brooklyn.

125-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R. M. H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessees).

SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough of superintendent) under sections 7c, 7e, 7f, 7h and 7i of the zoning resolution, to permit in a manufacturing retail and residence use district the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and free parking for employees and patrons only).

PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn.

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. III re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the change of use from shelter, outdoor garage, parking of more than 5 cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3, and 5, Borough of Brooklyn.

718-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastroianni, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7i and 7c of the zoning resolution, to permit in a business use district the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on this property), and sale of used cars, to motor vehicle repairs, auto body and fender repairs, auto upholstery, parking and storage of more than 5 cars.

PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

539-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

SUBJECT—Application November 2, 1954—re (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.

PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

220-55-BZ

APPLICANT—Albert Melniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).

SUBJECT—Application March 22, 1955—re (decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted for a term of 15 years.

PREMISES AFFECTED—470 Castleton avenue and 63 Ridgewood place, southeast corner, Block 130, Lot 1, West Brighton, Borough of Richmond.

284-55-BZ

APPLICANT—Vito P. Battista, for Dora Heissenbuttel, owner.

SUBJECT—Application April 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—123 Bergen street, north side, 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

708-53-SA

APPLICANT—Airtemp Division of Chrysler Corp., owner.

SUBJECT—Application September 28, 1953—Chrysler Airtemp Gas-fired Air Conditioners, Models 4267, 4280, 4180, 4110, 4212, A-106 and A-107; approval of.

681-53-SA

APPLICANT—Speed Queen Corporation, owner.

SUBJECT—Application August 24, 1953—Speed Queen Clothes Dryer (gas-fired), Models DG11 and DG12, approval of.

385-55-SM

APPLICANT—W. L. Gates, for the Celotex Corp., owner.

SUBJECT—Application May 16, 1955—Acoustic-Celotex Lumicel and Acousti-Lux Panels for translucent ceiling (light diffuser), approval of.

CALENDAR

363-55-SA

APPLICANT—Overhead Heaters New York, Inc., for Norman Products Co., owner.

SUBJECT—Application May 4, 1955 — Norman Gas Conversion Burners, Models NP-6-300, NP-5-145, NP-5-160, NP-3-200, NP-3-160, NP-3-145, NP-3-300, NP-33-300, NP-6-145, NP-6-160 and NP-6-200, approval of.

481-52-SA

APPLICANT—Guilbert Inc., owner.

SUBJECT—Application June 16, 1952—Guilbert, Inc., Interlock for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AR-2, approval of.

482-52-SA

APPLICANT—Guilbert Inc., owner.

SUBJECT—Application June 16, 1952—Guilbert, Inc., Lock and Contact for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AS-1, approval of.

368-47-SA—Vol. II

APPLICANT—General Machine Company, Inc., owner.

SUBJECT—Application reopened June 14, 1955 as Vol. II as to additional models for test and report re E.F.M. Oil Burner, Model DT-30, previously approved re E.F.M. Oil Burner, Models CT-30, CT-55 and CT-120 Gemaco Oil Burner, Models AT-45, AT-75 and AT-100.

439-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

SUBJECT—Application reopened May 18, 1954 as Vol. II for test and report as to Aluminum foil laminated on wallboard—Gold Bond Foil-Back Fire Shield Wallboard (interior partitions).

68-55-SM

APPLICANT—Joseph Platzker, for Chemical Products Co., owner.

SUBJECT—Application January 26, 1955—Kwik-Weld (bonding agent), approval of.

56-55-SM

APPLICANT—Joseph Platzker, for American Sta-Dri Co., owner.

SUBJECT—Application January 3, 1955 — Sta-Dri-Link (bonding agent) approval of.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Com. of America, owner.

SUBJECT—Application reopened September 20, 1955 as to amendment to resolution as to modification of Connector —re Long-Flex Gas Stove Connector; previously approved.

153-44-SA

APPLICANT—The Quincy Stove Manufacturing Company, owner.

SUBJECT—Application reopened June 7, 1955 amendment to resolution as to additional models of Monogram Oil Fired Heaters—re Monogram Oil Fired Heaters (circulating), Models E30, G30, H30, K30, L30, R30, 38A, 130, 38B, 130, 37C, 130, 38B, 240, 37C, 240, 38B 340, 37C 340, E50, G50, H50, K50, L50, A50, S50, 38A 150, 38B 150, 37C 150, 38B 250, 38B 350 and 37C 350; previously approved.

75-50-SM

APPLICANT—Robbins Floor Products, Inc., owner.

SUBJECT—Application reopened May 24, 1955 amendment to resolution as to additional vinyl floor tile—re Robbins Lifetime Vinyl Floor Tile (floor covering; previously approved.

35-45-SM

APPLICANT—Russell & Erwin Division of American Hardware Corp., owner.

SUBJECT—Application reopened January 4, 1955 amendment to resolution as to new model of Panic Bolts—re Russwin Panic Bolts, Types 564, 564½, 566, 567, 567½, Types 80, T80, 86, T86, 86NT, T86NT 86½, T86½, 86½NT, 87, T87, 87½, 88, T88, 89, T89, 89A, T89A, 280, T280, 080, T080, 40, 43 x 45, 45, 60, 63 x 65, 65, 165, 66, NT66, 66½, NT66½, 75, 67½, 68, 69, 69A, 90, 96, 96½, 97 97½, 98, 99A, 168, 240, and 260; previously approved.

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.

SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provide 4" fuel oil storage concrete jacket for fuel oil storage tank.

PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

735-54-A

APPLICANT—John A. Knubel, for Knubel and Persich, (Gormil Realty Corp., owner).

SUBJECT—Application September 19, 1954—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—21 West 39th street, north side, 380.6 ft. west of 5th avenue, Block 841, Lot 26, Borough of Manhattan.

NOVEMBER 9, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November* 9, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman, and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue and Appeal from a decision of the borough superintendent—re frame building with fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wood working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated; then to November 15, 1955, at the request of the applicant for the owner to advise the Board more in detail as to a proposed tenancy.

CALENDAR

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school; then to November 15, 1955, at the request of the applicant; owner is considering a conforming use.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further insite in connection with approaches for the proposed Throggs Neck Bridge.

formation as to the acquisition of land, including the subject

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 4, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 20, 1955, were approved as printed in the Bulletin of September 27, 1955, Vol. 40, No. 39.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—(decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a business use C area district, the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham N. Horwitz and Thomas C. Iervolino.

For Opposition: Vincent Clemet and Edward Hoffman for Triboro & Tunnel Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1955, at 10 A. M. for applicant to submit new decision of borough superintendent, revised plan and plan showing adjoining buildings and uses; hearing closed.

804-54-BZ

APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application October 19, 1954—(decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district, the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: W. James Walsh, D. D. Ehresman and I. Wohlsetter.

For Opposition: Sylvia Ginsberg and Lillian Sperling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

350-54-A

APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application May 5, 1954—Appeal from an order and a decision of the borough superintendent, as to open flame (oxy-acetylene torch) in garage.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield Ave. (Block 3685, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: D. D. Ehresman and W. James Walsh, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Lieut. John P. Manfreidi, Fire Dep't

ACTION OF BOARD—Laid over to November 1, 1955, at 10 A. M. for inspection and decision in conjunction with Cal. No. 804-54-BZ; hearing closed.

Adjourned: 10:40 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 4, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to an amendment—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissisoner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 14, 1954, on certain conditions; and

WHEREAS, the resolution was amended on April 19, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, the applicant states that the information on the appeal blank that there was a fire alarm system in the building and that fire drills were maintained was incorrect being confused with the existing alarm connections to Fire Headquarters.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 14, 1954, as *amended* by resolution adopted by the Board on April 19, 1955, to delete the portion of the resolution reading, "fire alarm system and fire drills shall be maintained in accordance with the requirements therefor" and in its place to state: that the sprinkler system shall be connected to fire headquarters through an approved central station.

137-55-A

APPLICANT—Ferdinand E. Innocenti, for A. Q. Orza, owner.

SUBJECT—Application February 18, 1955—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 216 (4) of the Multiple Dwelling re yards, etc.

PREMISES AFFECTED—77 Christopher street, north side, 102 ft. 1½ in. west of 7th avenue, Block 619, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: M. W. Del Gaudio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1955, on amendment to Alt. App. 480/54, reads:

"1. Repeat, reconsideration denied.

Basement apartment contrary to Sec. 216 subd. 4 of the Multiple Dwelling Law."

and

WHEREAS, the applicant states that the building is 4 stories, basement and cellar, 55 ft. in height, 25 ft. ¾ in. by 80 ft. 10 in. in area, of Class 3 construction erected prior to 1901 on a lot 25 ft. ¾ in. front by 90 ft. 11½ in. in depth, in a local retail use, C area, Class 1¼ height district; used and occupied since 1930: Cellar—boiler room and storage, 0 persons; Basement—store and part of 1 apartment, 8 persons; 1st floor—2 apartments and part of 1 apartment, 6 persons; 2nd, 3d and 4th floors—two apartments each floor. No change in use or occupancy is now proposed. No certificate of occupancy has been issued. The building is provided with one 3 ft. wide interior steel stairs enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors and extending from roof bulkhead direct to street and three fire escapes one at front, one at rear and one at court; fire escapes extend to roof by ladder and to street and yard by ladder; egress from rear fire escape is through fire passage at cellar to street; and

WHEREAS, the applicant contends that the entrance floor which is the basement has the floor of the entrance hall and the kitchen and dining-room of the apartment in question level with or above the curb level at the center of the building; that the room at rear of basement is now 9 ft. 9 in. high but the floor is 1 ft. 9 in. below curb level at the front; that these rooms open to the court at west and to the yard at rear; the yard is 10 ft. 1 in. minimum in depth and the surface of yard is 6 in. below the floor of the room concerned; and

WHEREAS, the applicant contends that the yard adjoins or backs up to the yard of 192 West 10th street which is 10 ft. deep and level with yard of subject premises; that the total yard space between the two buildings is at least 20 feet; that the building 192 West 10th street at the rear is under the same ownership; and

WHEREAS, the applicant contends that if the floor of the room in question is raised 1′ 9″, this room becomes a first floor room with the height from floor to ceiling 8′ as required by the Multiple Dwelling Law; that however the volume of the room will be reduced by at least 17% and the proportion of the room in relation to its area and height will be affected adversely; that to raise the floor 1′ 9″ and thus reduce the height of the room from 9 ft. 9 in. to 8 feet will serve no useful purpose; that the room in question is now well lighted and ventilated, and in view of the total depth of the yard of subject building and adjoining yard at rear it is submitted that if the yard of this building was only 12 feet deep and backed up to a wall of building at the rear, that the condition while complying with Section 216.4 (b) of the Multiple Dwelling Law would be in no way as desirable as the existing condition with a yard of total depth of twenty feet between the two buildings both in same ownership; and

WHEREAS, the applicant states that the basement complies with all provisions of Section 216.4 of the Multiple Dwelling Law except for the depth of the rear yard and it is therefore requested that the existing room be permitted to remain without raising the floor and that the yard be accepted at its present depth.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 480/54, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the use of the basement, as proposed and as indicated on plans filed with this appeal marked, "Received February 18, 1955" (4 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that this variance shall continue only so long as the conditions shown and proposed shall remain.

432-54-A

APPLICANT—Edward T. Crimmion, Borough Superintendent, for Department of Housing and Buildings, owners of premises: Rudolph and Bertha Pollak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

MINUTES

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of the Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings, owners of premises: Alexander D. DeMasi, Mary DeMasi, Julius DcMasi and Florence Lociceio.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of the Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings, owner of premises: Dominick W. Ciminiello.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11502-52 issued re N.B. 569-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 4445, Lot 18, Borough of Thc Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negativc: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendcnd, for Department of Housing and Buildings, owners of prcmises: Anthony M. and Sarah Capuano.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendcnt, for Department of Housing and Buildings, owners of premises: Cono and Nancy Giardina.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly.....
Negative: .....
Absent: Commissioner Kleinert .....
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings, owners o premises: Benedetto J. and Salvatore Indiviglia, Jr.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-5 (building not constructed in accordance with approve plans).
PREMISES AFFECTED—2538 Bronxwood avenue, ea side, 355 ft. north of Mace avenue, Block 4445, Lot 2 Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housir and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly.....

Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings, owners of premises: Rhersen and Beatrice Kaufman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-53 (building not constructed in according with approved plans.)
PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings, owners of premises: Henry and Dorothy Kurtz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of the Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings, owners of premises: Manuel and Theresa Molines.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of the Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings, owners of premises: Arthur and Julia Sussman.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of the Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings, owners of premises: Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (building not constructed in accordance with approved plans).
PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of the Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings, owner of premises: Max Kanak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52

MINUTES

(building not constructed in accordance with approved plans).
PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of the Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Owner: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, the Borough Superintendent reports that the work has now been completed to his satisfaction and to the satisfaction of all the owners of the houses.
Resolved, that the appeal be and it hereby is *withdrawn*.

753-53-A
APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.
SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 11, 1955, at 2 P.M., at the request of the applicant.

475-54-A
APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.
APPEARANCES—
For Applicant: Alexander Zamschnick.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 11, 1955, at 2 P.M., at the request of the applicant.

493-54-A
APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.
SUBJECT—Application June 10, 1954—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.
APPEARANCES—
For Applicant: Frank A. Wortmann and John A. Janssens.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to November 1, 1955, at 2 P.M., for inspection and decision.

468-55-A
APPLICANT—M. W. Del Gaudio, for Namlu Inc., owner.
SUBJECT—Application May 31, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—681 Broadway and 2-6 West 3rd street, southwest corner, Block 532, Lot 9, Borough of Manhattan.
APPEARANCES—
For Applicant: M. W. Del Gaudio.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 11, 1955, at 2 P.M., applicant to file revised plans of the cellar.

31-35-BZ
APPLICANT—Healy and Fusfeld, for Geoffery Corp., owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the alteration and change of occupancy of an existing building to a motor vehicle repair shop, for a term of years.
PREMISES AFFECTED—1506 Jerome avenue, east side, 55.36 ft. north of East 172nd street, Block 2846, Lot 4, Borough of The Bronx.
APPEARANCES—
For Applicant: David G. Fusfeld.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 23, 1935, on certain conditions; and
WHEREAS, the term of variance was extended from time to time and last extended on October 10, 1950; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 23, 1935, as thereafter *amended* by resolutions adopted through October 10, 1950 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 62/35 and Slip App 1999/33)

151-37-BZ—Vol. II
APPLICANT—Fennelly, Eagan, Nager and Lage, for South Brooklyn Railroad, Co., owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot, for customer's and employee's motor vehicles (previously granted by the Board re parking and storage of more than five motor vehicles).
PREMISES AFFECTED—365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner, Block 1431, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: C. J. Nager.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly .....

Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on January 31, 1950, on certain conditions; and
WHEREAS, the resolution was amended on October 31, 1950; and
WHEREAS, the term of variance was extended from time to time and last extended on September 21, 1954; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 31, 1950, as thereafter *amended* by resolutions adopted through September 21, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings the work has been completed and an application is in process for issuance of a certificate of occupancy, that all permits required shall be obtained and all work completed within two months from the date of this *amended* resolution." (N.B. 771/49)

378-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Sempliner, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.
PREMISES AFFECTED—2863-2873 West 31st street, east side, 100 ft. north of Mermaid avenue, Block 7009, Lots 54, 56 and 58, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board on December 2, 1947, on certain conditions; and
WHEREAS, the term of variance was extended from time to time and last extended on December 15, 1953; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 2, 1947, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 969/47)

3-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, E area district, the erection and maintenance of retail stores without the required setbacks from street lines.
PREMISES AFFECTED—1014-1028 Castle Hill avenue, southeast corner of Chatterton avenue, Block 3815, Lot 5, Borough of the Bronx.
APPEARANCES—
For Applicant: Gerald Levy.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on October 20, 1953, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on September 21, 1954; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1953, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1157/49)

950-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and Michael DeGregario, owners. (Pappy's Motors, Inc., lessee).
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence and local retail use district, the use of premises for the sale and display of used motor vehicles, for a term of five years.
PREMISES AFFECTED—1909 Bruckner boulevard, northeast corner of White Plains road, Block 3733, Lot 1 (formerly Lots 1, 2 and 4), Borough of the Bronx.
APPEARANCES—
For Applicant: Gerald Levy.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on October 14, 1953, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on September 21, 1954; and
WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 14, 1953, as thereafter *amended* by resolution adopted September 21, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that work has been completed and additional time is required to obtain a Certificate of

Occupancy that all permits required shall be obtained within three months from the date of this *amended* resolution." (Alt. App. 146/53)

105-51-BZ

APPLICANT—Jacob Lubroth and Son, for Samuel and Sarah Maurer, owners.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the Borough Superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—2948-2950 West 30th street, west side, 380 ft. south of Mermaid avenue, Block 7050, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 10, 1951, on certain conditions; and

WHEREAS, the term of variance and time to complete were extended on September 22, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 10, 1951, as thereafter *amended* by resolution adopted on September 22, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 4721/50)

611-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Urgo, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on conditions, under sections 7e, 7h and 7i of the zoning resolution, permitting in a residence and business use district, for a term of years, the change in occupancy from parking of seventy-two motor vehicles to the erection and maintenance of an auto showroom for new and used cars, parts department, servicing and repairs of cars, lubrication and car washing, and permitting the sale and display of used cars and the parking of cars waiting to be serviced on the unbuilt upon portion of the lot.

PREMISES AFFECTED—32-45 Francis Lewis boulevard, east side, 102.35 ft. south of 32nd road, Block 6025, Lot 4, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 7, 1953 and September 14, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work; and

WHEREAS, the applicant stated that this request for reopening for an extension of time to complete is to be withdrawn for the reason that Joseph Urgo is no longer the owner of the premises and that the applicant does not represent the present owner, whose name is unknown to him.

Resolved, that this request to reopen be and hereby is *withdrawn.*

465-52-BZ—Vol. II

APPLICANT—Irving Zimmerman, for J. A. C. Corporation, owner.

SUBJECT—Application for consideration—reopening as to an amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and restricted retail use district, the change in occupancy from Class "A" multiple dwelling to offices and residence (previously withdrawn without prejudice re change of occupancy of portion of building).

PREMISES AFFECTED—19 East 62nd Street, north side, 88 ft. west of Madison avenue, Block 1377, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Zimmerman.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board a Vol. II, on April 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of th resolution.

Resolved, that the Board of Standards and Appeals doe hereby *amend* the resolution adopted by the Board on Apri 7, 1953, so that as *amended* the resolution shall read:

"Resolved, that the Board of Standards and Appeal does hereby make a variation in the application of th use district regulations of the zoning resolution and tha the application be and it hereby is *granted* under sectio 7, subdivision b, to permit the premises to be occupie substantially as proposed, *on condition* that in all othe respects the building and occupancy shall comply wit all laws, rules and regulations applicable thereto othe than as varied this day under Cal. No. 466-52-A, Vo II and that all permits required shall be obtained ar all work completed within the requirements of Sectio 22A of the Zoning Resolution from the date of th *amended* resolution." (Alt. 1950/52)

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Pro erties, owner.

SUBJECT—Application for consideration—reopening as amend decision as to signs—re Application (decision the borough superintendent); previously granted on co dition, under sections 7c, 7A, 21 and 7h of the zoni resolution, permitting in a residence and business u D area district, the erection and maintenance of ret stores, using more than the area permitted, with signs residence use district and with show windows nearer t residence use district than is permitted and permitting t parking of patrons motor vehicles in residence use distri

PREMISES AFFECTED—138-38 to 138-54 84th dr

and 138-01 to 138-07 Queens boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.
APPEARANCES—
For Applicant: M. Martin Elkind.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, this application was granted by the board on June 29, 1954, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the board of standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, by adding thereto:
"that permission for signs shall be included within the clause reading: 'that in all other respects the requirements for stores in a residence district shall be in accordance with the requirements for such stores when located in a local retail district.'" (N.B. 4122/53)

414-54-BZ
APPLICANT—John F. Fitzsimons, for Lango Realty Corp., owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Applictaion (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of five years.
PREMISES AFFECTED—33-37 29th street, east side, 265 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.
APPEARANCES—
For Applicant: Joseph J. Crisa.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
The VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 4
Negative: 0
Absent: Commissioner Kleinert..... 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board on March 15, 1955, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 15, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2364/55)

1001-54-BZ
APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).
SUBJECT—Application for consideration—reopening as to an amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of accessory building on existing gasoline service station to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1908-1914 Park Avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.
APPEARANCES—
For Applicant: Max Siegel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955, by adding thereto:
"that in the event the owner desires to omit the proposed southerly bay and enlarge the proposed northerly bay, as shown on plans filed with this request for amendment marked "Received September 21, 1955", (2 sheets), such arrangement of the proposed accessory building as shown thereon may be permitted in lieu of the arrangement shown on plans previously approved in the above cited resolution, *on condition* that in all other respects the requirements of such resolution shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A from the date of this *amended* resolution." (Alt. 2002/54)

588-52-BZ—Vol. III
APPLICANT—Harry A. Yarish, for Joseph I. Lubin and Joseph Eisner, owners (Carl Speigel, lessee).
SUBJECT—Application for consideration—reopening as to consider rehearing—re Application (decision of the borough superintendent); previously denied—under section 7h of the zoning resolution, to permit in a restricted retail use district, for a term of two years, the parking and storage of motor vehicles.
PREMISES AFFECTED—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22, Borough of Manhattan.
APPEARANCES—
For Applicant: Harry A. Yarish.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Volume III, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Kleinert 1

545-39-SA
APPLICANT—Florence Stove Company, owner.
SUBJECT—Application for consideration—reopening as for report as to change in exterior design—re Florence Cabinet Heaters, Models CK-1, CK-2, CJ-1, CJ-21 and C-2; previously approved.
APPEARANCES—
For Applicant: John R. O'Neill.
ACTION OF BOARD—Application reopened for test and report as to change in exterior design.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Kleinert 1

MINUTES

647-48-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application for consideration—reopening as to test and report to amend as to capacity of a new burner, model 66—re ABC Oiler Burner, Model 53 and Cities Service Oiler Burner, Model CS53; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for test and report as to amendment.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1

956-48-SM

APPLICANT—The Protectoseal Company, owner.
SUBJECT—Application for consideration—reopening as for test and report as to an amendment—re Protectoseal Safety Can, Nos. 4610-1 qt., 4611-2 qt., 4612-1 gal., 4613-2 gals., 4614-3 gals. and 4615-5 gals.; previously approved.
APPEARANCES—
For Applicant: G. T. McCarty.
ACTION OF BOARD—Application reopened for test and report as to amendment.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1

283-50-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application for consideration—reopening as to test and report as to new models 62 and 64—re Silent Automatic Model OCF-70, ABC Oil Burner Model 54; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for test and report.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1

72-52-SA

APPLICANT—J. A. Flynn for Todd Shipyards Corp., owner (Combustion Equipment Division).
SUBJECT—Application for consideration—reopening as to amendment as to additional models—re Todd Rotary Oil Burners, Types PAVL and PAVH, previously approved.
APPEARANCES—
For Applicant: J. A. Flynn.
ACTION OF BOARD—Application reopened for test and report as to additional models and sizes.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

171-52-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application for consideration—reopening as for test and report for additional usage—re USG Sheetrock Firecode 60 and 45 (incombustible wallboard and ceiling board); previously approved.
APPEARANCES—
For Applicant: John G. Wangelin.
ACTION OF BOARD—Application reopened for test and report as to additional usage.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1

Adjourned: 3:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

---

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 26, 1955, as they appeared in Bulletin No. 31, Vol. 40, are hereby corrected to read as follows:

68-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th St. Corp. and 30 Brighton St. Corp., owner.
SUBJECT—Application April 4, 1955 (decision of the Borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district, the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.
PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Ralph Gonier.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative. 0
THE RESOLUTION—
WHEREAS, this application was reopened as Vol. III on May 10, 1955 subject to regular procedure, to consider extension of use; and
WHEREAS, a public hearing was held on this application on July 6, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for applicant to submit plan of solid fence to be erected along building line of Brighton 11th street and returning to the front wall of adjoining building on lot 2391; hearing previously closed; and
WHEREAS, the district maps accompanying the zoning resolutions show that the site and Brighton 11th street are in residence and business use, C area, class 1 height districts; Neptune avenue is in a business use, C area, class 1 height district; and
WHEREAS, the decision of the borough superintendent dated March 8, 1955 acting on Alt. Applic. 5053-54, reads:

"3. The addition and relocation of uses in a public garage with ordinary repairs and lubritorium to public garage, motor vehicle repairs, lubritorium, welding and parking and storage of motor vehicles on a premises partly in a residence zone and partly in a business zone is contrary to Article II, P 3 and P 4(a), subsections 15, 29, 46 & 4 of the zoning resolution.

Note—the dept. records indicate ordinary repairs in portion of building indicated as "storage room", also lubritorium lifts have been added."

and
WHEREAS, the applicant states that the premises consist of a plot, 320 ft. frontage by 100 ft. in depth, on which is located a building, one story in height, now being used for public garage, motor vehicle repair shop, lubritorium and welding, having a frontage of 220 ft. on Brighton 11th; is $43,000 and of the building $62,000 making a total of

lot line and 100 ft. on the south wall; that the open area to the south is now vacant; that the use district maps show that the premises are in a class C area district and a class 1 height district; that part of the premises within 100 ft. of Neptune avenue is in a business use district and the balance is in a residence use district; that as of July 25, 1916 the premises were in an unrestricted use district and received its present use designation on October 10, 1930; that it is proposed to maintain existing uses of storage garage, motor vehicle repair shop, lubritorium and welding in existing garage and to add the use of parking and storage to open portion of plot; and

WHEREAS, the applicant further states that department of housing and buildings records show that the existing public garage was erected under N.B. Applic. 4381-28 and certificate of occupancy No. 53854 was issued for use as a public garage; that fire department records show that permit No. 328807 was issued for two 550 gallon gasoline tanks, 200 automobiles and 100 gallons of lubricating oil; that permit No. 412097 was issued for the use of the premises for motor vehicle repair shop; that the above permits were issued for 8/20 Hoff street which has since been renamed Brighton 11th street; that copy of fire department letter dated February 25, 1955 is submitted with this application; and

WHEREAS, the applicant contends that the parking area as proposed will only be accessible through the garage; that no curb cuts are proposed on Brighton 11th street; that a 6 ft. high chain link fence is proposed along the westerly lot line and along the building line of Brighton 11th street, with a 3 ft. wide exit gate for exit purposes; that the proposed parking area is adjoined on the south by a factory, on the west by a railroad, on the north by the public garage which precludes the use of this site for residence purposes; that within the affected area there are non-conforming uses as follows: block 7516—lot 2391, factory; lot 2371, gas station; lot 20, motor vehicle repair shop; lot 2192, two story garage; that the large apartment house within the area with no garage facilities will greatly benefit by the proposal; that the property is very high in assessed value and so situated between two non-conforming uses; that the proposal is the only way this property may be developed to give the owner an equitable return on his investment; and

WHEREAS, the applicant states that the present owner has held title to lot 2375 since February 6, 1953 and to lot 2386 since February 1, 1952; that the assessed valuation of land street, 100 ft. on the northerly lot line, 220 ft. on the westerly $105,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant filed a revised plan of proposed fence on the street line; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the occupancy of the lot substantially as proposed and as indicated on plans filed with this application, marked "Received April 4, 1955", 3 sheets, and "July 22, 1955", 1 sheet, *on condition* that the entrance and exit to and from the lot shall be solely from the adjoining garage building under the same ownership, with new door as indicated on such plans; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height except for a portion of the lot to the south and along the street front on which there shall be erected a 5 ft. 6 in. tight cedar fence, with the face of the palings of such fence toward the street and except that the bottom and top rails of such fence shall be not less than 2 in. by 6 in.; that the premises shall be paved with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be no entrance in the fence on Brighton 11th street for motor vehicles but there may be an opening not over 3 ft. wide, where shown, for pedestrian entrance only; that no signs shall be erected on the premises; that under section 7*i* minor repairing may be permitted within the garage building *as erected under N.B. 4381-28 on Lot 2375 as proposed and as shown on plans above referred to showing general repairs, welding in an enclosed room and lubritorium;* that such fire-fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

* Correction—"as erected pursuant to resolution adopted under Volume I to the extent proposed" deleted in lines 26 and 27 of the last paragraph of the resolution and matter in italics substituted therefor.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

(Cal. No. 784-41-SR)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, October 14, 1955 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-04.0(a), and C26-689.0 of the Administrative Code.

Proposed Amendments:

It is proposed to amend the Rules above cited by adding thereto a new Rule (7.8.1) to follow Rule 7.8 and a new Rule (7.29) to follow Rule 7.28, as follows:

7.8.1 Design of Forms:

7.8.1.1 Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the formwork was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in such formwork before it has been duly inspected and certified by the designing Architect or Engineer.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

PUBLIC HEARING

7.29.0 Power Buggies

7.29.1 Definition.
As used herein, the term "Power Buggy" shall mean an automotive vehicle designed or used for the transportation of materials on and about construction and demolition sites. It shall not include automobiles, motor trucks, general purpose tractors or excavating or material handling machinery.

7.29.2 Responsibility of Employers.
Every employer causing a power buggy to be used shall provide trained and competent operators therefor and shall carry out all provisions of this rule pertaining to him in respect to the use, operation and maintenance thereof.

7.29.3 Assigned Operator.
No person shall operate a power buggy other than an operator assigned thereto by the employer.

7.29.4 Operator in Charge.
A power buggy in use shall be in charge and custody of the operator assigned thereto and no other person shall in any way interfere with or handle it, nor shall the operator cause or permit any other person to do so.

7.29.5 Defective Machines.
No power buggy shall be operated unless it has the mechanical characteristics, features and devices herein required and is in good operating condition.

MECHANICAL REQUIREMENTS

7.29.6 Stability.
Every power buggy shall be so designed and constructed as to withstand without tilting: (a) a 45° turn at full rated load and maximum designed forward speed; (b) a collision stop against wheel blockage on a level grade at full rated load and ½ maximum designed forward or full reverse speed; (c) lateral traversal of 10% slopes at full rated load and maximum designed speed.

7.29.7 Braking Power.
1. Every power buggy shall be provided with brakes and tire surfaces capable of bringing it to a full stop within 25 feet on a level dry plank surface or frictional equivalent at full rated load and maximum designed speed. 2. Brakes shall be capable of being fixed in engagement to hold the full load stationary on a 25% grade.

7.29.8 Accidental Starting.
All movement controls of every power buggy shall be so arranged or shielded that they cannot be inadvertently engaged and so that the buggy cannot be accidentally set in motion.

7.29.9 Warning Devices.
Every power buggy of the riding type shall be equipped with an easily operable horn or other audible warning signal.

7.29.10 Seats and Visibility.
Every power buggy of the riding type shall be provided with an operator's seat or standing platform designed and secured to prevent slipping off and so located that the operator may have maximum practicable driving visibility.

7.29.11 Speed.
Every power buggy of riding type shall be so designed or equipped that it cannot travel faster than 12 M.P.H. on a level surface.

OPERATION

7.29.12 Parking on Grades.
No power buggy shall be left unattended on any grade sufficiently steep to cause it to coast if free of engine and brake resistance.

7.29.13 Conditions for Operation.
No power buggy shall be operated: (a) at a speed greater than 12 M.P.H., (b) when carrying more than its full rated load, (c) on insecure or skiddy surfaces or surfaces so inclined or uneven as to endanger stability, (d) on grades steeper than 25%, or (e) on ramps, runways, or other surfaces not in compliance with this rule.

7.29.14 Special Requirements for Runways, etc.
Runways, ramps, platforms and other surfaces upon which power buggies are operated shall conform to the following requirements:

(a) They shall be substantially constructed and securely supported, braced and fastened to prevent movement.
(b) They shall be constructed to sustain without failure at least four times the maximum load for which they are intended.
(c) The minimum width inside of curbs for any ramp, runway or platform shall be two feet wider than the outside width of any power buggy operated thereon without passing, and two feet wider than twice such buggy width in the places where passing occurs.
(d) Ramps shall be limited to maximum grades of 25%.
(e) All runways shall be substantially level transversely.
(f) The use of curbs along the edges of surfaces upon which power buggies are operated shall be governed by the following provisions:
   1. Curbs shall be furnished along all edges which are nearer than ten feet horizontally to any open side wall, shaft or other open space into or through which a fall from such surface of more than 24 inches is possible, except as set forth in (3) below.
   2. Where curbs are not required because the buggy is operated on a surface not over 24 inches above an under surface, such under surface shall be strong enough to sustain the loaded vehicle in the event of a fall thereon.
   3. Curbs may be omitted at actual dumping points more than 24 inches above such under surfaces if the edge over which dumping occurs is provided with bumpers or other means which will effectively stop the buggy from running over the edge while dumping.
   4. Curbs must be at least seven inches high, securely fastened, and capable of resistance to side impact at least equal to that of a 2" x 8" plank set on edge against unrights secured, fastened and braced at not less than four foot intervals.

.05
V

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

THE LIBRARY OF THE
NOV 7 1955
UNIVERSITY OF ILLINOIS

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building
New York City

Vol. XL | Subscription $10.00 a year | October 18, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 42

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting of Tuesday Morning, October 11, 1955, Affecting Calendar Numbers 483-37-BZ—Vol. II, 510-39-BZ—Vol. II, 20-43-BZ, 380-49-BZ—Vol. III, 81-54-BZ, 868-54-BZ, 79-55-BZ, 183-55-BZ, 190 55-BZ, 243-55-BZ, 416-55-BZ, 212-51-BZ—Vol. II, 898-54-BZ, 899-54-BZ, 995-54-BZ, 35-55-BZ, 36-55-A, 128-55-BZ, 154-55-BZ, 186-55-BZ, 280-55-BZ, 293-55-BZ, 341-55-BZ and 430-55-BZ.

Minutes of Regular Meeting Tuesday Afternoon, October 11, 1955, Affecting Calendar Numbers 368-51-A, 894-53-A, 475-54-A, 686-54-A, 458-55-A, 468-55-A, 496-55-A, 635-55-A, 104-55-A, 753-53-A, 639-55-A, 233-41-BZ, 323-41-BZ, 168-49-BZ—Vol. II, 294-49-BZ, 437-50-BZ, 593-50-BZ, 594-50-BZ, 620-50-BZ, 162-52-BZ, 130-21-BZ—Vol. III, 210 21-BZ—Vol. II, 1297-27-BZ—Vol. II, 122-31-BZ—Vol. II, 431-31-BZ—Vol. III, 96-45-BZ—Vol. II, 390-47-BZ—Vol. III, 798-55-A, 118-48-BZ—Vol. III, 361-52-BZ—Vol. II and 124-54-BZ.

Special Meeting, Friday Morning, October 14, 1955, Affecting Calendar Number 784-41-SR.

Corrections Affecting Calendar Numbers 364-36-BZ—Vol. II and 732-41-BZ—Vol. III.

Rules Covering Dry Cleaning Establishments.

Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET.

New Cases filed up to October 11, 1955

Cal. No. *Dept.* *Premises Affected*

781-55-A—H.B.M.—53 Crosby street, east side, 237 ft. 5 in. north of Broome street, Block 482, Lot 7, Borough of Manhattan, B.N. 1167-55—re two means of egress.

782-55-A—F.D.—2359 McDonald avenue, east side, 834.13 ft. east of Avenue U, Block 7147, Lot 11, Borough of Brooklyn, Decision re Order No. 8412-5—re bars on windows.

783-55-BZ—H.B.M.—125 East 38th street and 314 Lexington avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan, Alt. 207-54—re change in occupancy from 1 family residence to offices and 1 family residence in residence use district.

784-55-BZ—H.B.Q.—30-11 Francis Lewis boulevard, east side, from 30th to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens, N.B. 4052-55—re gasoline service station, lubritorium, minor vehicle repairs, parking and storage of motor vehicles.

785-55-A—H.B.Q.—37-27 21st street, east side, 125 ft. north of 38th avenue, Block 364, Lots 6, 7, 8, 9, 10 and 11, Long Island City, Borough of Queens, Alt. 1705-55—re frame building for business purposes within fire limits.

786-55-A—F.D.—2417 3rd avenue, southwest corner of East 134th street, Block 2319, Lot 100, Borough of The Bronx, Decisions re Labor Law—re permit for smoking in Laboratory offices.

787-55-BZ—H.B.M.—160-168 Ridge street and 339 East Houston street, southeast corner, Block 345, Lots 44 and 48, Borough of Manhattan, N.B. 132-55—re gasoline service station, lubritorium, car repairs, car washing, sales area, utility room and parking and storage of more than five cars.

788-55-BZ—H.B.Q.—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens, N.B. 3241-55—re motor vehicle repairs, parking and storage of more than five motor vehicles.

789-55-A—H.B.M.—711 5th avenue, northeast corner of East 55th street, Block 1291, Lot 1, Borough of Manhattan, Amendment to Alt. 1049-55—re sprinkler heads, etc.

790-55-SM—EZ-A-Way Chairstand, Model E49-B, manufactured by Berlin Chapman Co., Material.

791-55-SA—Wincroft-Cookmaster, Models 201, 202, 205, 301, 302, 305, 3051, 361, 362, 3651, 3625 and 3620, manufactured by The Stove Works, Inc., Appliance.

792-55-SM—Penmetal Lightsteel Structural Sections (steel joist), manufactured by Penn Metal Co., Inc., Material.

793-55-BZ—H.B.Q.—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens, Alt. 1844-55—re parking lot in residence use district.

794-55-A—H.B.Q.—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens (under section 35, General City Law re premises in bed of mapped street—proposed widening of Beach 60th street), Alt. 1844-55.

795-55-BZ—H.B.B.—1624 East 14th street, west side, 180 ft. south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn, Alt. 8624-55—re public use (meeting room) in residence use district.

796-55-A—F.D.—230-268 Parkinson avenue, west side, 89.78 ft. south of Ledyard place and 85-123 Quintard street, Block 3223, Lot 6, Grasmere, Borough of Richmond, Order No. 6431-5—re sprinkler system.

797-55-BZ—H.B.B.—1866-1888 Ralph avenue and 5920-5930 Flatlands avenue, southwest corner, Block 7763, Lots 80, 83 and 86, Borough of Brooklyn, N.B. 2018-55—re change in use and extension of existing gasoline service station, lubritorium, repairs, offices, sales, storage, parking and storage of motor vehicles.

798-55-A—H.B.Q.—83-40 to 83-50 Woodhaven boulevard and southeast corner of Myrtle avenue and 89th street, Block 3866, Lot 160, Glendale, Borough of Queens, N.B. 2873-54—re show windows with 75 ft. of a residence use district.

Restored to Docket

361-52-BZ Vol. II—H.B.B.—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn, Amendment to N.B. 497-52—re gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced

---

96-45-BZ Vol. II—H.B.B.—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, Block 1354, Lots 28 and 30, Borough of Brooklyn, Alt. 278-55—re change of use of frame building from wagon storage to lumber storage; extension of business use in residence district exceeding permissible area.

210-21-BZ Vol. II—H.B.M.—535-545 East 80th street and 16-18 East End avenue, northeast corner, Block 1577, Lot 2, Borough of Manhattan, Alt. 1295-55—re change of use from administrative locker rooms, clinics, etc., to offices for use by the Department of Hospitals.

118-48-BZ Vol. III—H.B.Q.—150-15 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lot 91, Jamaica, Borough of Queens, Alt. 1664-55—re extension of existing use to include repairs, parking and storage, etc.

122-31-BZ Vol. II—H.B.Q.—141-09 Lincoln avenue, northwest corner of 142nd street, Block 1122, Lot 134, Jamaica, Borough of Queens, Alt. 733-31—re extension of term of variance.

1294-27-BZ Vol. II—H.B.B.—741-761 (739 displayed) East New York avenue, north side, 40 ft. west of Troy avenue, Block 1428, Lot 47, Borough of Brooklyn, Alt. 2359-55—re loading berths; change of use to manufacturing, etc.

CALENDAR

130-21-BZ Vol. III—H.B.M.—94 Monroe street, west side, 36.2 ft. south of Pelham street, Block 255, Lot 48, Borough of Manhattan, Amendment to Alt. 840-55—re parking lot for more than five motor vehicles.

124-54-BZ—H.B.Q.—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens, Alt. 117-54—re amendment of resolution as to width side yard north and court south.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, etc. ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 18, 1955, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

Laid over from September 27, 1955 to October 4, 1955, for applicant to advise Board as to proposed occupancy; hearing closed; then to October 18, 1955, for applicant to submit new decision of borough superintendent, revised plan and plan showing adjoining buildings and uses.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories,

CALENDAR

and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.

PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

Laid over from July 19, 1955 to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; applicant has been notified.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; then to October 18, 1955, for consideration and decision; hearing closed.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved, then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed; then to October 11, 1955, at the request of the applicant until the Board acts on Cal. No. 190-55-BZ, now laid over to October 11, 1955, 10 a.m.; then to October 18, 1955, for inspection and decision; hearing having been held.

868-54-BZ

APPLICANT—Simeon Heller, for Bramsona Realty Corp., owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under sections 7A, 7(c) and 7(h) of the zoning resolution, to permit in a restricted retail and residential use district the change from stores and storage, to stores, storage, loading and unloading, and parking of cars for tenants.

PREMISES AFFECTED—41-83 to 41-99 Main street, northeast corner of Maple avenue, Block 5134, Lot 1, Flushing, Borough of Queens.

Laid over from October 11, 1955 to October 18, 1955, at the request of an objector, applicant concurring.

243-55-BZ

APPLICANT—Larry Meltzer, for S. R. K. Realty Corp., owner (Owner under Purchase Contract — Joseph Clemente).

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

Laid over from October 11, 1955 to October 18, 1955, at the request of an objector; applicant concurring, no further requests for adjournment.

436-43-BZ

APPLICANT—Kitzler and Nurick, for Alfonso Lizzi and Napoleone Sicoli, owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the sawing (with motor driven saws), chopping, bagging, storage and sale of wood.

PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue, Block 4505, Lots 1, 7 and 52, Borough of Brooklyn.

865-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.

PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

321-49-BZ—Vol. I

APPLICANT—Louis Cappell, owner.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (de

CALENDAR

cision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, auto washing, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced, for a term of years.
PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

429-49-BZ Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.
PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

57-50-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.
PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

56-54-BZ

APPLICANT—David Kraus, for Kerlin Homes, Inc., owner.
SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.
PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.

60-55-BZ

APPLICANT—Jacob Lubroth, and Son, for Joseph Olive, owner.
SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).
PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

76-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.
SUBJECT—Application March 15 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district the storage and sale of compressors and parts, and off street loading.
PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 36, Jamaica, Borough of Queens.

79-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.
SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.
PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

264-55-BZ

APPLICANT—Lama, Proskauer and Prober, for U and O Corporation, owner.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles with show window, curb cuts and signs nearer the residence use district than is permitted.
PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon October* 18, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

76-55-SM

APPLICANT—General Filters, Inc., owner (John M. Sibarium, agent).
SUBJECT—Application February 1, 1955—General Filters Inc., Filter for Fuel Oil, Models 1-25, 2-300, 2-700 and 2-17, approval of.

144-55-SM

APPLICANT—Tacoa Tank Corporation of America, Inc., owner.
SUBJECT—Application February 14, 1955—Tacoa Tank Corp., of America Inc., 550 Gallon Gasoline Storage Tank, approval of.

741-54-SA

APPLICANT—Rockwood Sprinkler Company, owner.
SUBJECT—Application September 14, 1954—Rockwood Foam System (fire extinguisher) approval of.

483-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application June 6, 1955—Erie Electric Gasoline Dispensing Pump, Models 740, 741, 743, 744, 243, 910 and 930, approval of.

484-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application June 6, 1955—Erie Submerged Turbine Electric Gasoline Pumps, series 4600, approval of.

35-54-SM—Vol. II

APPLICANT—Reliance Tubular Products Company, owner (Joseph Gittler, agent).
SUBJECT—Application reopened March 1, 1955 as Vol. II for test and report to consider different design—reliance Tru-Fit, Model F-77 (gas range connector); previously approved re Reliance Tru-Fit (range connector), Model 77.

900-48-SM

APPLICANT—Mansfield Sanitary Pottery, Inc., owner.
SUBJECT—Application reopened February 15, 1955 as to

CALENDAR

an amendment—re Si-Flow No. 05 Non-syphon Ballcock (water valve for water closet tanks); previously approved.

178-33-SA—Vol. II

APPLICANT—Acme Fire Alarm Company, Inc., owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II for test and report as to proposed new design—Acme Type 1200N Single Action Fire Alarm Station; previously approved re Acme Interior Fire Alarm Station.

618-53-SA

APPLICANT—Kleer Kleen Manufacturing Company, owner.
SUBJECT—Application May 22, 1955—Kleer Kleen Oil Furnace (wall type), Models 100-SG, 252-SG, 152-DG, 270-SG, 270-DG, 283-SG, 283-DG and Model 170WF, approval of.

800-45-SA

APPLICANT—L. L. White, for The Coleman Company, Inc., owner.
SUBJECT—Application November 15, 1945—Coleman Oil Fired Floor Furnace, No. 885A, approval of.

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.
SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent—re proposed change of occupancy of building.
PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

639-55-A

APPLICANT—Salvatore Palumbo, for St. Marks-4th Avenue Realty Corp., owner (Modern Way Lumber Co., lessee).
SUBJECT—Application July 29, 1955—re Appeal from a decision of the borough superintendent—re live load; stairways.
PREMISES AFFECTED—81-85 4th avenue, east side, 20 ft. south of St. Marks place, Block 934, part of Lot 7, Borough of Brooklyn.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.
SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.
SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors.
PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

776-52-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Joseph Zellinger, owner.
SUBJECT—Application reopened April 19, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—re extension of frame building in fire limits.
PREMISES AFFECTED—660 Grassmere terrace, east side, 95 ft. north of New Haven avenue, Block 253, Lot 33, Far Rockaway, Borough of Queens.

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re fire escape; exit.
PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue Inc., owner (Benenson Realty Corp., lessee).
SUBJECT—Appeal filed October 20, 1954—from an order and decision of the fire commissioner—re sprinkler in cabinets (storage of film).
PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.

798-55-A

APPLICANT—Leonard F. Rothkrug, for George C. Apostle, owner (Loralie Realty Corp., lessee).
SUBJECT—Application October 11, 1955—re Appeal from a decision of the borough superintendent—re proposed show windows within 75 ft. of a residence use district (Forest Park).
PREMISES AFFECTED—83-40 to 83-50 Woodhaven boulevard and southeast corner of Myrtle avenue and 89th street, Block 3866, Lot 160, Glendale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

862-51-BZ Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).
SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.
PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.
Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.
SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.
PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.
Laid over from September 27, 1955, to October 25, 1955, for applicant to file revised plans showing true existing conditions; inspection and decision; hearing closed.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.
SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars

CALENDAR

to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

1083-47-BZ Vol. II

APPLICANT—Wechsler and Schimmenti, for 333 East 105th Street Corp., owner (Domestic Linen Service, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, a one story extension of existing wet wash laundry or westerly building line, to be used as an additional loading space; and permitting the extension of the balance of third floor court and permitting the construction of unbuilt balance of fourth floor (court).

PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue, Block 1667, Lots 14, 15 and 17, Borough of Manhattan.

51-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application reopened September 20, 1955 for consideration of resolution as adopted in view of change of zoning—re (decision of the borough superintendent) previously granted on condition under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of present uses of sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

535-55-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank for Savings in the City of New York, owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the construction of off-street loading berths with access thereto less than 50 ft. from a street intersection.

PREMISES AFFECTED—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

536-55-A

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank in the City of New York, owner.

SUBJECT—Application June 27, 1955—re Appeal from a decision of the borough superintendent, re fire tower.

PREMISES—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street, southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

666-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.

CALENDAR

SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.
PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

232-55-BZ
APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.
SUBJECT—Application March 25, 1955—re (decison of the borough superintendent) under sections 7(c) and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district; to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.
PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ
APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.
SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under sections 7(c), 7(h) and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick Boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.
PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

19-26-BZ—Vol. V
APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).
SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.
PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

8-55-BZ
APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).
SUBJECT—Application January 5, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district the storage and baling of new fabric remnants and waste clippings.
PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

13-55-BZ
APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S. F. Brown), owner (Car Wholesalers, Inc., lessee).
SUBJECT—Application January 12, 1955—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a site partly in a business use district and partly in a residential district, the extension of the existing use for the sale of used cars into the residential district and to allow curb cuts at a point less than 75 ft. from the residential zone.
PREMISES AFFECTED—63-11 Queens boulevard, north side, from 63rd to 64th streets, Block 1340, Lot 1, Jackson Heights, Borough of Queens.

127-55-BZ
APPLICANT—Patrick D. Concagh, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.
SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7b, 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than 5 cars, and storage room.
PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.

251-55-BZ
APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.
PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

255-55-BZ
APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al., owners.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owner.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

256-55-A
APPLICANT—Joseph and Vladeck, for Lucy Arnell, et. al., owners.
SUBJECT—Application April 1, 1955—re Appeal from a decision of the borough superintendent and from orders and decision of the fire commissioner—re class III construction—masonry walls.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-37 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

419-55-BZ
APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

CALENDAR

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon October* 25, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

224-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.

SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re use of spray booth and conveyor (not approved).

PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1 Borough of The Bronx.

93-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official, formerly 1138) Hylan boulevard, and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

72-54-A

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.

SUBJECT—Application November 10, 1954—re Appeal from a decision of the borough superintendent—for a variation of the provision of the Administrative Building Code to permit the use of a frame building as a school and offices.

PREMISES AFFECTED—65-76 Kissena boulevard, west side, 32.49 ft. north of Melbourne avenue, Block 6517, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *uesday morning, November* 1, 1955, at 10 o'clock in Room 013 Municipal Building, Manhattan, on the following matrs:

4-54-BZ

APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

Laid over from October 4, 1955, to November 1, 1955, for inspection and decision; hearing closed.

0-54-A

APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner—re discontinue use of Oxy-Acetylene torch.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to November 1, 1955, applicant to file revised plans.

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence district and in a Class D area the extension and maintenance of gasoline service station, lubritorium, office, car washing, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

801-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application August 8, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Nelson avenue.

PREMISES AFFECTED—3975-3985 Hylan boulevard (3981 official) and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

735-55-BZ

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.

SUBJECT—Applictaion September 20, 1955—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit the location of required loading berths within 50 ft. of a street intersection.

PREMISES AFFECTED—73-93 Sands street, north side, from Pearl street to Prosepct street and Manhattan Bridge, 74-88 Prospect street and 137-145 Pearl street, Block 77, Lots 1-22, Borough of Brooklyn.

125-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R. M. H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessees).

SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough of superintendent) under sections 7c, 7e, 7f, 7h and 7i of the zoning resolution, to permit in a manufacturing retail and residence use district the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and free parking for employees and patrons only).

PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn.

CALENDAR

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. III re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the change of use from shelter, outdoor garage, parking of more than 5 cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3, and 5, Borough of Brooklyn.

718-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastroianni, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7i and 7c of the zoning resolution, to permit in a business use district the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on this property), and sale of used cars, to motor vehicle repairs, auto body and fender repairs, auto upholstery, parking and storage of more than 5 cars.

PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

539-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

SUBJECT—Application November 2, 1954—re (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.

PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

220-55-BZ

APPLICANT—Albert Melniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).

SUBJECT—Application March 22, 1955—re (decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted for a term of 15 years.

PREMISES AFFECTED—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot 1, West Brighton, Borough of Richmond.

284-55-BZ

APPLICANT—Vito P. Battista, for Dora Heissenbuttel, owner.

SUBJECT—Application April 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—123 Bergen street, north side, 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

708-53-SA

APPLICANT—Airtemp Division of Chrysler Corp., owner.

SUBJECT—Application September 28, 1953—Chrysler Airtemp Gas-fired Air Conditioners, Models 4267, 4280, 4180, 4110, 4212, A-106 and A-107; approval of.

681-53-SA

APPLICANT—Speed Queen Corporation, owner.

SUBJECT—Application August 24, 1953—Speed Queen Clothes Dryer (gas-fired), Models DG11 and DG12, approval of.

385-55-SM

APPLICANT—W. L. Gates, for the Celotex Corp., owner.

SUBJECT—Application May 16, 1955 — Acoustic-Celotex Lumicel and Acousti-Lux Panels for translucent ceilings (light diffuser), approval of.

363-55-SA

APPLICANT—Overhead Heaters New York, Inc., for Norman Products Co., owner.

SUBJECT—Application May 4, 1955 — Norman Gas Conversion Burners, Models NP-6-300, NP-5-145, NP-5-160, NP-3-200, NP-3-160, NP-3-145, NP-3-300, NP-33-300, NP-6-145, NP-6-160 and NP-6-200, approval of.

481-52-SA

APPLICANT—Guilbert Inc., owner.

SUBJECT—Application June 16, 1952—Guilbert, Inc., Interlock for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AR-2, approval of.

482-52-SA

APPLICANT—Guilbert Inc., owner.

SUBJECT—Application June 16, 1952—Guilbert, Inc., Lock and Contact for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AS-1, approval of.

368-47-SA—Vol. II

APPLICANT—General Machine Company, Inc., owner.

SUBJECT—Application reopened June 14, 1955 as Vol. II as to additional models for test and report re E.F.M. Oil Burner, Model DT-30, previously approved re E.F.M. Oil Burner, Models CT-30, CT-55 and CT-120 Gemaco Oil Burner, Models AT-45, AT-75 and AT-100.

439-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

CALENDAR

SUBJECT—Application reopened May 18, 1954 as Vol. II for test and report as to Aluminum foil laminated on wallboard—Gold Bond Foil-Back Fire Shield Wallboard (interior partitions).

68-55-SM

APPLICANT—Joseph Platzker, for Chemical Products Co., owner.
SUBJECT—Application January 26, 1955—Kwik-Weld (bonding agent), approval of.

56-55-SM

APPLICANT—Joseph Platzker, for American Sta-Dri Co., owner.
SUBJECT—Application January 3, 1955 — Sta-Dri-Link (bonding agent) approval of.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Com. of America, owner.
SUBJECT—Application reopened September 20, 1955 as to amendment to resolution as to modification of Connector —re Long-Flex Gas Stove Connector; previously approved.

153-44-SA

APPLICANT—The Quincy Stove Manufacturing Company, owner.
SUBJECT—Application reopened June 7, 1955 amendment to resolution as to additional models of Monogram Oil Fired Heaters—re Monogram Oil Fired Heaters (circulating), Models E30, G30, H30, K30, L30, R30, 38A, 130, 38B, 130, 37C, 130, 38B, 240, 37C, 240, 38B 340, 37C 340, E50, G50, H50, K50, L50, A50, S50, 38A 150, 38B 150, 37C 150, 38B 250, 38B 350 and 37C 350; previously approved.

75-50-SM

APPLICANT—Robbins Floor Products, Inc., owner.
SUBJECT—Application reopened May 24, 1955 amendment to resolution as to additional vinyl floor tile—re Robbins Lifetime Vinyl Floor Tile (floor covering; previously approved.

35-45-SM

APPLICANT—Russell & Erwin Division of American Hardware Corp., owner.
SUBJECT—Application reopened January 4, 1955 amendment to resolution as to new model of Panic Bolts—re Russwin Panic Bolts, Types 564, 564½, 566, 567, 567½, Types 80, T80, 86, T86, 86NT, T86NT 86½, T86½, 86½NT, 87, T87, 87½, 88, T88, 89, T89, 89A, T89A, 280, T280, 080, T080, 40, 43 x 45, 45, 60, 63 x 65, 65, 165, 66, NT66, 66½, NT66½, 75, 67½, 68, 69, 69A, 90, 96, 96½, 97 97½, 98, 99A, 168, 240, and 260; previously approved.

93-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.
SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provide 4" fuel oil storage concrete jacket for fuel oil storage tank.
PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

35-54-A

APPLICANT—John A. Knubel, for Knubel and Persich, (Gormil Realty Corp., owner).
SUBJECT—Application September 19, 1954—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—21 West 39th street, north side, 380.6 ft. west of 5th avenue, Block 841, Lot 26, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning,* November 9, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change from parking lot to one story taxpayer (stores).
PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

79-55-BZ

APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).
SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.
PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 142 Corona, Borough of Queens.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

416-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.
PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).
PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.
PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block

CALENDAR

8286, Lots 100 and 180 and Bloek 8291, Lot 1, Bayside, Borough of Queens.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.
SUBJECT—Applieation reopened Oetober 11, 1955 for eonsideration as to amendment as to width of side yard north and eourt south—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residenee use, E-1 area distriet, the erection of an extension at front and also in rear of existing funeral home and one family residenee, nearer the street line than is permitted and without the required side yards.
PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Bloek 4663, Lot 4, Whitestone, Borough of Queens.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glasgall, owners.
SUBJECT—Applieation August 3, 1954—re (deeision of the borough superintendent) under seetion 21 of the zoning resolution, to permit in a residence use district the ehange in oeeupancy from dead storage for autos, garage and one apartment (one family), to roofing and sheet metal faetory and apartment (one family).
PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nieholas avenue, Bloek 2065, Lot 22, Borough of Manhattan.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.
SUBJECT—Applieation Mareh 1, 1955—re (deeision of the borough superintendent) under seetions 7f and 7i of the zoning resolution, to permit in a business use distriet the ereetion and maintenanee of a gasoline serviee station, lubritorium, auto washing, motor vehiele repairs, storage and sale of aecessories and offiee, for a term of fifteen years.
PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Bloek 3360, Lots 6, 7 and 8, Borough of Brooklyn.

193-55 BZ

APPLICANT—Burke, Green and Groh, for The Glidden Co., owner.
SUBJECT—Applieation Mareh 11, 1955—re (deeision of the borough superintendent) under seetion 7h of the zoning resolution, to permit in a residenee use distriet the parking and storage of patrons and employees ears (no fee to be eharged).
PREMISES AFFECTED—45-05 94th street, southeast corner of 45th avenue, Bloek 1602, Lot 1, Elmhurst, Borough of Queens.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.
SUBJECT—Application April 1, 1955—re (deeision of the borough superintendent) under seetions 7e, 7f, 7i and 21 of the zoning resolution, to permit in the business use distriet portion of plot loeated in a business and residenee use distriet the erection and maintenanee of a gasoline serviee station, lubritorium, ear washing, motor vehiele repairs, storage and sale of aeeessories, for a term of 15 years.
PREMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Bloek 3336, Lot 26 Dongan Hills, Borough of Richmond.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Mauriee S. Kapplow, owners.
SUBJECT—Applieation April 4, 1955—re (deeision of the borough superintendent) under seetion 7h of the zoning resolution, to permit in the loeal retail use portion of plot located in a residenee, loeal retail and business use district the parking and storage of motor vehieles and the erection of an offiee, for term of 10 years.
PREMISES AFFECTED—22-16 to 22-52 (22-30 offieial) Mott avenue, north side 79.50 ft. east of McBride street, Bloek 159, Lot 12 and Bloek 162, Lots 1, 6, 11 and 39, Far Roekaway, Borough of Queens.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman, and Mauriee S. Kapplow, owners.
SUBJECT—Applieation April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue and Appeal from a deeision of the borough superintendent—re frame building with fire limits.
PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of MeBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Roekaway, Borough of Queens.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.
SUBJECT—Application April 29, 1955—re (deeision of the borough superintendent) under seetion 7e of the zoning resolution, to permit in a residenee and business use distriet, proposed offiee, storage of drugs and pharmaceutieals, aeeessory parking, loading and unloading.
PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest eorner and 763-797 Snediker avenue, Bloek 3882, Lot 6, Borough of Brooklyn.

454-55-BZ

APPLICANT—Offiee of Alfred Easton Poor, for Empire Trust Co., owner.
SUBJECT—Applieation June 8, 1955—re (deeision of the borough superintendent) under 21 of the zoning resolution, to permit in a retail use, B area distriet the proposed vertical extension of the existing elevator shaft in the northeast eorner of the building.
PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Bloek 1267, Lots 28 and 29, Borough of Manhattan.

455-55-A

APPLICANT—Offiee of Alfred E. Poor, for Empire Trust Co., owner.
SUBJECT—Applieation June 8, 1955—re Appeal from a deeision of the borough superintendent—re fire tower and egress.
PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Bloek 1267, Lots 28 and 29, Borough of Manhattan.

497-55-BZ

APPLICANT—Andrew Di Camillo, for 13th Avenue Holding Corp., owner.
SUBJECT—Applieation June 16, 1955—re (deeision of the borough superintendent) under seetion 21 of the zoning resolution, to permit in a loeal retail, D1 area distriet the ereetion of a building using more than the area permitted
PREMISES AFFECTED—8118 13th avenue, west side, 60 ft. north of 82nd street, Bloek 6291, Lot 43, Borough of Brooklyn.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle owner.
SUBJECT—Applieation July 13, 1955—re (deeision of the borough superintendent) under seetion 7e of the zoning resolution, to permit in a loeal retail use district, the ereetion and maintenanee of a gasoline serviee station lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto aceessories, parking of cars waiting to be servieed, for term of 15 years.

CALENDAR

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street and 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.

SUBJECT—Application July 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.

PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November* 9, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

387-55-A

APPLICANT—William H. Hickin, for E. I. du Pont de Nemours and Co., owner.

SUBJECT—Application May 9, 1955—re Appeal from a decision of the fire commissioner re Classification of Blasting agent known as "Nitramon" and "Nitro-Carbo-Nitrate" for use in New York City.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wood working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated; then to November 15, 1955, at the request of the applicant for the owner to advise the Board more in detail as to a proposed tenancy.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school; then to November 15, 1955, at the request of the applicant; owner is considering a conforming use.

122-31-BZ Vol. II

APPLICANT—Arthur Saracino, owner.

SUBJECT—Application reopened October 11, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner, Block 113, Lot 134, South Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 11, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 27, 1955, were approved and printed in the Bulletin of October 4, 1955, Vol. 40, No. 40.

MINUTES

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1955, at 10 A. M., applicant to file revised plans.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and William F. Walsh.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over without date, applicant to file plans showing exits and entrances of Major Deegan Highway.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1955, at 10 A.M. for inspection and decision; hearing having been held and closed.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Abraham Grossman and William Lipman.

For Opposition: John F. Fitzsimons, Joseph F. Clunan, Alvin Stockman and Lawrence Ucko.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1955, at 10 A.M. for inspection and decision; hearing closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron and J. V. McKee.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1955, at 10 A.M. for consideration and decision; hearing closed.

868-54-BZ

APPLICANT—Simeon Heller, for Bramsona Realty Corp., owner.

SUBJECT—Application November 17, 1954—(decision of the borough superintendent) under sections 7A, 7(c), and 7(h) of the zoning resolution, to permit in a restricted retail and residential use district, the change from stores and storage, to stores, storage, loading and unloading, and parking of cars for tenants.

PREMISES AFFECTED—41-83 to 41-99 Main street, northeast corner of Maple avenue, Block 5134, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Louis U. Moscato.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1955, at 10 A.M. at the request of an objector, applicant concurring.

79-55-BZ

APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).

SUBJECT—Application February 4, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.

PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Anthony Petretti.

For Opposition: Arthur M. Hanson, Tennyson A. Banton, Leo Suchomel, Alice S. Reed, Rev. A. C. L. Argouin, A. Sylvestre, C. Pionti and Joyce White.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1955, at 10 A.M. for inspection and decision; hearing closed

MINUTES

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7c of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 18, 1955, at 10 A.M. for inspection; applicant has been notified.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (City Service Oil Co., owner under contract).
SUBJECT—Application March 4, 1955—(decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, for a term of twenty-five years, the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Opposition: Frank S. Samansky.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 18, 1955, at 10 A.M. for inspection and decision, the hearing having been closed.

243-55-BZ

APPLICANT—Larry Meltzer, for S. R. K. Realty Corp., owner (Owner under Purchase Contract—Joseph Clemente).
SUBJECT—Application March 29, 1955—(decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.
APPEARANCES—
For Applicant: Larry Meltzer.
For Opposition: John L. McLean.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 18, 1955, at 10 A.M., at the request of an objector; applicant concurring, no further requests for adjournment.

416-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.
SUBJECT—Application May 24, 1955—(decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a retail use district, the erection of building for gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office, storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.
PREMISES AFFECTED—187-193 Hegeman avenue, 628-634 Watkins street, northwest corner and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: Ingram S. Carner and Hyman Schiffman.
For Opposition: Max K. Ehrlich and Morton Silfen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 9, 1955, at 10 A.M., for inspection and decision; hearing closed.

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max and Morris Eisenstadt, owners.
SUBJECT—Application reopened May 17, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office; and to permit the parking and storage of cars awaiting service.
PREMISES AFFECTED—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 17, 1955 subject to regular procedure, based on alleged new facts; and

WHEREAS, a public hearing was held on this application on September 13, 1955 after due notice by publication in the Bulletin; laid over to October 11, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, D area, class 1 height district; 204th street is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 4, 1955 acting on N.B. Applic. 996-51, reads:

"1. Gas service station, auto washing, lubrication, office and accessory sales, parking and storage of cars awaiting service and minor repairs with hand tools including auto safety inspection station uses in a business district is contrary to Art. II Sec. 4a (46, 29 & 15) of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 100 ft. in depth, presently vacant except for two large advertising billboards, each containing two advertising signs; that these billboards will be removed if this application is granted; that the site is now a few feet below street grade and it is proposed to raise same to street grade and provide a retaining wall along the rear lot line; that it is proposed to develop the site with a modern gasoline service station; that the proposed building will be located at the rear of the plot and will be faced on three sides with porcelain enamel of a type approved by the Board; that pumps will be located at least 15 ft. back from the building line and an 8 in. brick fence wall 5 ft. 6 in. high will be provided along the rear lot line; that a chain link woven wire fence on a concrete base, with brick terminal posts, will be provided along both side lot lines; that planting and shrubbery, protected by a concrete curb, will be provided

along the major portion of the lot lines as shown on plans; that the balance of the station will be paved; that the minor repairing proposed under section 7i will consist of minor repairs and adjustments of the type required by the State auto inspection law and will be confined to the interior of the accessory building; and

WHEREAS, the applicant contends that under Cal. No. 212-51-BZ the Board denied a previous application on this site; that this prior application differed in many respects from the present proposal; that the size, location and exterior treatment of the accessory building were somewhat different from the present proposal and also, parking and storage of motor vehicles awaiting service and auto safety inspection were not included in the previous proposal; that also, a 6 in. masonry fence wall had previously been proposed on the rear lot line only, with no fencing on either side lot line and that planting had previously been proposed on the rear lot line only; that also, a portion of the property was to be serviced with cracked bluestone under the previous proposal and the pumps were previously proposed 10 ft. back from the building line; and

WHEREAS, the applicant further contends that the affected area is now largely automotive in character; that there are three gas stations within the affected area—block 7301, lots 6 and 28 and block 6269, lot 20; that there is also a fourth gas station to the west of the site just beyond the affected area in block 5524, lot 50 and there are also four used car lots within the affected area; that the property adjoining the subject site to the west in block 7301, lot 9 is now a used car lot; that this plot was vacant at the time of the previous denial; that a new used car lot has been created on the north side of Northern boulevard directly opposite the entire frontage of the subject site in block 6268, lot 21 and another used car lot has come into being in block 6273, lot 30; that both of these latter lots were vacant at the time of the previous denial; that within the affected area, the Board has granted since the previous denial, a large gas station, auto showroom and used car sales area covering the block front on the north side of Northern boulevard from 205th to 206th street; that this case was granted under Cal. No. 748-53-BZ, and has recently been completed and is now in operation; that as a result of these changes, there is now 734 ft. of frontage devoted to automotive uses within the affected area; that when the previous case was denied, there was only 184 ft. of such uses; that therefore the automotive use within the affected area has approximately quadrupled since the previous denial and the character of the area is now well stamped; and

WHEREAS, the applicant contends that the subject site, together with the adjoining 150 ft. to the east, is now under the ownership of Max and Morris Eisenstadt; that they transferred the ownership to their personal names on February 7, 1955; that they had previously acquired title to this property on January 26, 1951 under a corporate name, which was a closed corporation in which they held the entire stock; that they purchased the site in order to relocate their hardware business, since their previous building in Flushing had been condemned in connection with the construction of a municipal parking lot; that however, after the purchase, they found that they could acquire more desirable property near their previous location and therefore abandoned the idea of moving to Bayside; and

WHEREAS, the applicant states that the present owners have held title to the property since February 7, 1955 under individual names and since January 26, 1951 under a corporate name, and that the assessed valuation of the land is $20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Board has taken notice of the existing gasoline station at the corner of 204th Street, which apparently was erected prior to 1925, and of the other gasoline stations in the area, some of which have been granted by the Board over the years; the Committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application marked, "Received, April 14, 1955", 3 sheets, *on condition* that all existing uses on the premises shall be removed; that the premises shall be levelled substantially to the grade of Northern Boulevard and shall be arranged and constructed as indicated on such plans; that there shall be no cellar under the accessory building and in all other respects shall comply with the requirements of the Building Code; that the design shall be as proposed, and the building faced with face brick; that there shall be no windows in the rear opening on adjoining premises; that pumps shall be erected substantially where shown, but in no event nearer than fifteen feet to the street building line; that curb cuts shall be restricted each to thirty feet in width, located substantially where shown, with no portion of any curb cut nearer than five feet to a side lot line as prolongated; that along the rear lot line to the south, except where the wall of the proposed accessory building occurs there shall be erected a masonry wall not less than five feet six inches in height of face brick agreeing with the face brick of the accessory building and properly coped; that along the side lot lines to the east and west there shall be erected on a masonry base a woven wire fence of the chain link type to a total height of not less than five feet six inches with suitable terminating posts of masonry at the building line of Northern Boulevard; that in front of such fences and walls there shall be a planting area, as proposed and shown, with suitable planting, all such areas to be protected with concrete curbing not less than six inches by six inches; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and roof signs but permitting the erecting within the premises, toward the west as shown, of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that sidewalks and curbing fronting on the premises shall be repaired or restored to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and under Section 7h for a similar term there may be parking and storage of cars awaiting servicing provided that such cars do not interfere with the servicing of the station; that under Section 7i there may be minor repairing carried on within the accessory building only and with hand tools only for adjustment; and that all permits shall be obtained, a certificate of occupancy obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

898-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Faraldo owner.

SUBJECT—Application November 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of said premises as a junk yard.

PREMISES AFFECTED—233-235 Skillman avenue, north side, 136 ft. 7 in. east of Woodpoint road, Block 2884, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Joseph Faraldo

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Skillman avenue and Woodpoint avenue are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 19, 1954 acting on Alt. Applic. 1033-54, reads:

"2. Storage of junk & junk yard in a Residential use district is contrary to Art. II Sect. 3 of Zone Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 47 ft. frontage by 100 ft. in depth, on which is located a junk yard; that it is proposed to use premises for storage of junk and a junk yard, in a residential area; that the premises has been occupied as a junk yard by the present owner since 1930, when it was purchased by him, without a certificate of occupancy; that a frame shed erected without approval many years ago will be removed; and

WHEREAS, the applicant further states that this tenant is an old-time resident and property owner within the neighborhood, and within the affected area he is the owner of record of block 2883, lot 21, block 2884, lots 1, 2, 5 and 39 and block 2893, lot 12, as well as the tenant of block 2884, lot 39; that he has been in the junk business since he came to this country and he has purchased additional land to expand his business activities without being aware of any violation of the zoning resolution; that it is now his intention to legalize the non-conforming uses; that under Cal. No. 44-53-BZ, the Board granted a variance to this owner to permit the use as a parking lot of premises within this tax block; that the lot had been formerly used as a junk yard without a certificate of occupancy; that the owner has been in the junk business on this block since 1914, prior to the zoning resolution, although his use of this particular site did not commence until 1930; that his recollection is, that prior to his use of this site, and at the same time that he occupied lots 1 and 2 in 1914, the subject site was used as a junk yard; and

WHEREAS, the applicant contends that the use of almost every lot on block 2884 fronting on Skillman avenue and almost every lot in block 2893 is non-conforming; that the use district change from a business to residence use district, supposedly effected because of a housing development on block 2867, is unrealistic in view of the past development of this neighborhood; that the Board's attention is directed particularly to the junk yards and yards for the storage of junk and materials on block 2907, lots 12, 21, 24 and 35 and block 2893, lots 50, 20, 17 and 12; and

WHEREAS, the applicant states that the present owner has held title to the property since September 26, 1930; that the assessed valuation of land is $5,600 and of the building $2,400 making a total of $8,000; that the building was erected in 1935; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the premises to be occupied as proposed for the storage of junk, as proposed and as indicated on plans marked "Received November 23, 1954", sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of Skillman avenue and properly surfaced; that on all lot lines except where corrugated steel fences and brick walls of adjoining buildings exist there shall be constructed and maintained a solid woodboard fence not less than 8 feet in height with no openings therein except one to Skillman avenue, which shall have gates of similar construction equipped with sliding doors, which shall normally be kept closed; that no signs shall be erected on the premises; and that all permits required, including a certificate of occupancy shall be maintained and all work completed within six months from the date of this resolution.

899-54-BZ

APPLICANT—Leonard F. Rothkrug, for Thames Trading Co., Inc., owner (Joseph Faraldo, lessee).
SUBJECT—Application November 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of said premises as a junk yard.
PREMISES AFFECTED—239-251 Skillman avenue, north side, 150 ft. west of Kingsland avenue, Block 2884, Lot 33, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug and Joseph Faraldo.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Skillman avenue and Woodpoint avenue are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 19, 1954 acting on Alt. Applic. 1034-54, reads:

"1. Junk yard in a Residential use district, is contrary to sect. 3, Art. II of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. frontage by 100 ft. in depth, on which is located a junk yard; that as of July 25, 1916 the property was zoned as a business use district and on April 7, 1952, was changed to residence district; that the height and area districts have not been changed and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that the premises consist of an unimproved plot, 110 ft. front on Skillman avenue by 100 ft. in depth, used and occupied, without a certificate of occupancy, as a junk yard; that the present owner purchased the property on July 15, 1925 and shortly thereafter leased the premises under an oral lease to the present tenant, who has occupied the premises as a junk yard to date; and

WHEREAS, the applicant contends that this tenant is an old time resident and property owner within the neighborhood and within the affected area he is the owner of record of block 2883, lot 21, block 2884, lots 1, 2, 5 and 39 and block 2893, lot 12, as well as the tenant of block 2884, lot 39; that he has been in the junk business since he came to this country and has thrived in that business and purchased additional land to expand his business activities without being aware of any violation of the zoning resolution; that it is now his intention to legalize the non-conforming uses; that reference is made to Cal. No. 44-53-BZ under which the Board granted this owner a use district variance to permit the use as a parking lot of premises within this tax block; that the lot had been formerly used as a junk yard without a certificate of occupancy; that Joseph Faraldo, the tenant, has been in the junk business on this block since 1914, prior to the zoning resolution, although the use by him of this

particular site did not commence until 1925; that the recollection of the tenant is that prior to his use of this site, and at the same time as he occupied lots 1 and 2 in 1914, the subject site was used as a junk yard; and

WHEREAS, the applicant further contends that the use of almost every lot on block 2884 fronting on Skillman avenue and almost every lot in block 2893 is non-conforming; that the use district change from business to residence use district, supposedly effected because of a housing development on block 2867 is unrealistic in view of the past development of this neighborhood; that the attention of the Board is directed particularly to the junk yards and yards for the storage of junk and materials on block 2907, lots 19, 21, 24 and 25 and block 2893, lots 50, 20, 17 and 12; and

WHEREAS, the applicant states that the present owner has held title to the property since July 15, 1925 and that the assessed valuation of land is $9,900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the premises to be occupied as proposed for the storage of junk, as proposed and as indicated on plans marked "Received November 23, 1954", 3 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of Skillman avenue and properly surfaced; that on all lot lines except where corrugated steel fence and brick walls of adjoining buildings exist there shall be constructed and maintained a solid woodboard fence not less than 8 feet in height with no openings therein except one to Skillman avenue, which shall have gates of similar construction which may be equipped with sliding doors, which shall normally be kept closed; that no signs shall be erected on the premises; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

995-54-BZ

APPLICANT—Richard L. Baltimore, Jr., for 327 East 122nd Street Corp., owner.

SUBJECT—Application December 27, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the use of existing vacant structures as a carpet cleaning business.

PREMISES AFFECTED—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard L. Baltimore, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, a public hearing was held on this application on September 13, 1955 after due notice by publication in the Bulletin; laid over to October 11, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1954 acting on Alt. Applic. 400-54, reads:

"1. Proposed carpet cleaning use in business district is contrary to Sec. 4(7) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. 11 in. in depth, irregular; and

WHEREAS, the applicant contends that the owner conducted business for several years at premises 327 East 122nd street, their business being that of carpet cleaning; that the City of New York took the property in condemnation to use it for the Triborough Bridge approach; that the owner then sought other suitable property in the neighborhood, and the only property they could find was the present property at Park avenue and 124th street; that the owners spent $72,500 for the property and have spent about $36,000 for rehabilitation to make the premises suitable for the carpet cleaning business; that the owners have spent all of their money and have even assigned their award as part of the purchase price; that after going this far, they found that unless they obtain a variance, they have lost their life's savings; that the area is one which can in no way be harmed, but even may be enhanced by the carpet cleaning establishment; that no inflammables are used and the operation is a safe one; that the surrounding area consists of the railroad, which is directly in front of the property, gas stations, parking, roofing and sheet metal storage and several factories; that the owners did not willingly give up their other establishment but had no choice, and unless some relief is afforded here, after a lifetime of work they are bankrupt; that this is not a chain or a large concern, but merely a father and son business which is the sole means of support of the family; and

WHEREAS, the applicant states that the present owner has held title to the property since June 28, 1954; that the assessed valuation of land is $52,500 and of the building $22,500 making a total of $75,000; that the building was erected in 1910; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the applicant has been requested to and has also furnished additional information as to the type of machinery which is to be used, without the wet process and without any inflammable or combustibles; that the Committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years to permit the premises to be occupied as proposed as a carpet and rug cleaning use, and as shown on plans filed with this application marked, "Received December 27, 1954" 10 sheets, and "March 24, 1955" 4 sheets, showing existing condition, *on condition* that the building and use in all other respects shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the equipment for cleaning rugs and carpets shall be a wet process, as proposed, without the use of combustible or inflammable materials, except that a small quantity may be maintained for the necessary removal of spots; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

35-55-BZ

APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.

SUBJECT—Application January 14, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the maintenance of a cabinet making shop using power saw equipment.

PREMISES AFFECTED—3916 14th avenue, west side 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 14th avenue and 40th street are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1954 acting on Alt. Applic. 3602-54, superseded by Alt. Applic. 3602-54 dated July 1, 1955, reads:

"1. Proposed cabinet shop, with power saw equipment located within a business use district, is contrary to Art. 2, Sect. 4a-31 of the zoning resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 19 ft. frontage by 80 ft. in depth, on which is located a 3-story building of class 3 construction, 19 ft. front, 55 ft. deep, 32 ft. in height; that it is proposed to use premises for the maintenance of cabinet shop and dwelling; and

WHEREAS, the applicant further states that the structure on the subject premises, 3-story brick, was erected in 1914 as a two family dwelling and store on the 1st floor; that the present owner acquired these premises in 1948; that her two sons, who are cabinet makers, occupy the store using it for their business; that they order the lumber planed and cut to approximate size from the mills; that most of their work is hand work, however, and they do use a small power saw; that otherwise, this shop is in no way different from any other small trade shop permissible in a business area; that furthermore, it is practically surrounded by garages, gas stations and other buildings with unrestricted type of uses; and

WHEREAS, the applicant states that the present owner has held title to the property since July 26, 1948; that the assessed valuation of land is $2,500 and of the building $8,600 making a total of $11,100; that the building was erected in 1914; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the continuation of the power woodworking tools, including a planer and bandsaw, within the premises for use in connection with the existing use of the cabinet shop on the first floor only, as shown on plans filed with this application marked, "Received January 14, 1955," 5 sheets, *on condition* that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 36-55-A.

36-55-A

APPLICANT—Elias K. Herzog, for Cecelia Criscuola, owner.
SUBJECT—Application January 14, 1955—Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—3916—14th avenue, west side, 57 ft. 2⅛ in. north of 40th street, Block 5298, Lot 44, Borough of Brooklyn.
APPEARANCES—
For Applicant: Elias K. Herzog.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated December 15, 1954, acting on Alt. App. 3602/54, reads:

"2. Means of exit from 1st floor to comply with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 3 stories 32 ft. in height, 19 ft. by 55 ft. in area, Class 3 construction, erected in 1914, now located on a lot 19 ft. front by 80 ft. in depth in a business use, C area, Class 1 height district; used and occupied since 1949 without a certificate of occupancy as follows: cellar—boilerroom and storage; 1st floor—retail woodworking shop, 2 persons; 2nd floor—1 apartment; 3d floor—one apartment; that no change in use or occupancy is now proposed; that the building is provided with one interior 3 ft. wide wood stairs, enclosed in stud partitions equipped with wood doors which are not self-closing; stairhall leads direct to street and is provided with ladder and scuttle to roof; there is one fire escape at the rear extending to roof by ladder and to yard by ladder; egress to street is through adjoining yard; and

WHEREAS, Violation #2661 was issued August 31, 1954, for changing the use of the first floor to a woodworking shop contrary to the records of the borough superintendent which designates use of building as store and 2-family dwelling; and

WHEREAS, the owner was fined in Municipal Term Magistrate's Court October 4, 1954 on charge of violating the Administrative Code; and

WHEREAS, the applicant contends that the present owner purchased the property in August 1948; that her two sons are cabinet makers by trade and use the store for their business which is selling pieces of furniture and making custombuilt furniture; that these sons work by themselves and only occasionally have one or two helpers; and

WHEREAS, the applicant contends that to be required to comply with Section 270 of the Labor Law would constitute a hardship on the owner not warranted by the conditions and therefore requests that the Board grant a variance so as to accept the egress proposed; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 3602/54, Objection No. 2 and that the appeal be and it hereby is *granted, on condition* that the requirements in the resolution as adopted this day under Cal. No. 35-55-BZ shall be complied with and that the exists from the first floor and cellar as indicated on plans filed with such application shall be maintained; and that the cellar shall not be used for the storage of lumber.

128-55-BZ

APPLICANT—Gustave Goldman, for New York Life Insurance Co., owner (Michael Saglio, lessee).
SUBJECT—Application February 15, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of three years.
PREMISES AFFECTED—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35-37 inclusive, Borough of Manhattan.
APPEARANCES—
For Applicant: Gustave Goldman and G. H. Gurney.
For Opposition: Jacob P. Heller.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1955 after due notice by publication in the Bulletin; laid over to October 11, 1955, for inspection and decision; applicant to file revised plot plan showing the actual status of lots; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1955 acting on Alt. Applic. 133-55, reads:

"1. Lot for parking and storage of motor vehicles in a Residence use District is not permitted by the Zoning Resolution Sect. 3 Article II."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100.2 ft. in depth, presently vacant; that it is proposed to permit lot for parking and storage of motor vehicles in residence use district; and

WHEREAS, the applicant contends that all of the garages and parking lots in the neighborhood are completely occupied at all times; that the garage storage space in Manhattan house is fully occupied and patrons from Longchamps restaurant have difficulty in parking and long distances to walk; that by adding the additional parking space it would relieve some of the traffic congestion on this block; that the owner and lessee of this lot are the same as those of the parking lot on the southeast corner of East 65th street and 3rd avenue; that the owners are assembling the various lots on this block in order to erect a large apartment building and in the meantime they have agreed to give the lessee a three year lease for parking lot privileges; that the lessee also operates the lot on the corner which is completely occupied; that it is requested that if this application for a variation is granted that the grant be given for a term of three years, the same as the lease; and

WHEREAS, the applicant states that the zone was changed from business to residence October 9, 1947; and

WHEREAS, the applicant states that the present owner has held title to the property since October 6, 1954 and that the assessed valuation of land is $90,000 (tentative); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the applicant was requested to file a revised plan, which has been filed; and

WHEREAS, the applicant has changed the basis of his application from section 7, subdivision f, which is not applicable, to section 7h; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of three years, to permit the premises to be occupied for the parking and storage of motor vehicles, as proposed and as indicated on plans filed with this application marked "Received February 15, 1955", 2 sheets, and "September 28, 1955", 1 sheet, *on condition* that only motor vehicles of the pleasure car type shall be so parked or stored; that all uses on the premises shall be removed and the plot leveled substantially to the grade of East 65th street, surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior lot lines where walls of adjoining buildings do not exist, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that a similar fence shall be erected along the street building line except for entrance and exit, not exceeding 15 ft. in width with curb cut opposite of similar width; that such opening shall be fitted with gates of similar construction which shall be kept closed when the parking lot is not open for business; that the sidewalk and curbing surrounding the premises shall be repaired or reconstructed to the satisfaction of the borough president; that signs shall be restricted to one sign attached to the fence, not extending beyond the building line, not illuminated and not exceeding 25 square feet in area, advertising only the parking and storage use, the rates charged and such other information as may be desired by the commissioner of licenses; that suitable aisles shall be maintained at all times for easy entrance and egress; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

154-55-BZ

APPLICANT—M. Martin Elkind, for Joseph Muller, Alfred Friedrich, and Berthan Tienkin, owners (Walter LaFrantz, lessee).

SUBJECT—Application February 18, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the maintenance of motor vehicle repairs in existing garage for more than five motor vehicles.

PREMISES AFFECTED—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1955 after due notice by publication in the Bulletin; laid over to October 11, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 107th street is in residence and business use, B area, class 1½ height districts; Amsterdam avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 7, 1955 acting on amendent to Alt. Applic. 2013-54, reads:

"1. Proposed auto storage and motor vehicle repair use in a Residence use District, constitutes an extention of non conforming use and is contrary to Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100.11 ft. in depth, on which is located a building 25 ft. frontage by 100 ft. in depth, 3 stories, 38 ft. in height, of class 3 construction, for which certificate of occupancy No. 8839-24 has been filed; that construction consists of brick exterior walls, wood floor and roof beams; that the building is equipped with an elevator suitable for transporting automobiles and with one wood stairway enclosed with wood studs and metal covering on both sides, extending from street grade to roof bulkhead; that it is proposed to permit the maintenance of existing motor vehicle repairs; that there is no work proposed to be done on these premises except such prescribed work as may be dictated under the terms of the final approvals of the proposed use; and

WHEREAS, the applicant contends that the records of the building department indicate that the present certificate of occupancy for garage use dates from 1924 and prior to this date, the legal use of the building was auto repair and wagon repair; that when the building was altered in 1924 and the present certificate of occupancy was obtained, it was the intention of the owner at that time to continue the use of auto repair; that however, through oversight or lack of proper knowledge on application to the building department

the designation of auto repair was omitted from the approval; that the owners were not aware of the implications of this omission and nothing was done to change the certificate of occupancy, although it could easily have been so done as a conforming use at that time; that the use of auto repair was carried out on the premises continuously through all the years; that the zone district was changed from unrestricted to residence on September 16, 1946; that the present tenant leased the premises in August of 1943 primarily for auto repair use, three years before the zone was changed, in full reliance that the use was permitted, as indeed it was at the time and could have easily been established on the records at that time; that the proposed use is not a new non-conforming use for which approval is sought, but a long-established and continuing use for which the owners could have and should have obtained a proper certificate of occupancy; that the Board is petitioned not to penalize the owners because those upon whom they relied for proper protection of their interest committed an oversight which, while not an excuse in the eyes of the law, is nevertheless not uncommon and, in this case, does not encompass any actual change in the use of the building which has been going on for many years; that no physical changes are now contemplated and there would be no new conditions created insofar as the immediate community is concerned; that the character of the street on which subject premises fronts is far from residential and has many non-conforming uses; that on the same block, lots 5, 7 and 9 have non-conforming uses and on the other side of the street in block 1861, lots 40 and 42 are occupied by a warehouse and lot 37 is occupied by a garage; that for reasons stated above, the Board is requested to permit the legal continuance of a use which has existed through the years since 1924 and which could have been legally established at any time prior to 1946; that the Board is also requested, if it should see fit to grant under section 7e, to stipulate the term of variance for at least 15 years; and

WHEREAS, the applicant states that the present owner has held title to the property since August 1, 1933; that the assessed valuation of land is $10,000 and of the building $20,000 making a total of $30,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; this was laid over for inspection and also for a study of the record, the records in the Fire Department have been studied, Fire Department Folder No. 169-515, and it is found that the sale of gasoline within the building has, apparently, been there since before 1920 so there will be no bar in granting this in view of the adjacent school and school yard; the Committee recommends that the application should be granted as to the proposed repair work; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i to permit the motor vehicle repairing to be continued within the existing building, substantially as proposed and as indicated on plans filed with this application marked, "Received, February 18, 1955", 4 sheets, *on condition* that all repairing shall be maintained solely within the building and that the former use of the sidewalk for such purpose shall be discontinued; that the curb cut in front of the premises may be continued provided there is a proper permit therefor; that the sidewalk and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that in all other respects the existing gasoline tanks and pumps permitted by the Fire Department prior to 1925 may be continued but not extended; that such tanks shall be subject to test by the Fire Department as to condition; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

APPEARANCES—

For Applicant: C. A. Buckley, Jr. and Patrick R. O'Connor.

For Opposition. None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1955 after due notice by publication in the Bulletin; laid over to July 19, 1955, for inspection and decision; hearing closed; then to July 26, 1955, for inspection and decision; then to September 20, 1955, for further consideration; then to October 11, 1955, for revised plans showing wall on East 234th street building line; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1¼ height district; East 233rd street and East 234th street are in residence and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 28, 1955 acting on N.B. Applic. 128-55, reads:

"1. Proposed use of gas service station, lubritorium, car washing, office & sales of accessories in a business use district is contrary to Art. II Sect. 4 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 143 ft. frontage by 48 ft. in depth, triangular, presently vacant; that the use, area and class districts have remained in force without change since the area was originally zoned in 1916 and there is no application pending at the present time for a change of zone; that it is proposed to erect a gasoline service station of modern design, with four dispensing pumps and eight 550 gallon gasoline storage tanks; that the proposed building will be constructed on the extreme easterly portion of the plot and will have a frontage of 40 ft. facing on East 233rd street and a depth of 26 ft., and will contain the conjunctive uses of office for sales and storage of automobile accessories, lubritorium, car wash and minor auto repairs; that it will be set back from the building line on East 233rd street a sufficient distance to allow for free maneuverability of auto vehicles waiting to be serviced and at the same time prevent interference with the normal flow of traffic along East 233rd street; that there will be no entrance from East 234th street; and

WHEREAS, the applicant contends that the proposed service station will enhance the general appearance and at the same time conform to and harmonize with the present uses along East 233rd street at this point; that adjoining the site to the east there is a fire house, a nursery for plants and shrubs, hot house and florist, with vacant lots adjoining being used for planting; that adjoining these and on the corner of Katonah avenue, lots 42 and 46, are two gas stations and across Katonah avenue and stretching along East 233rd street for a considerable distance, there is being maintained by the Woodlawn Cemetery Service and Storage company a yard for the storage of marble and stone monuments as well as a very large service garage equipped with several gasoline dispensing pumps; that East 233rd street is the principal connecting link between the east and west portions of the upper Bronx and is a fairly heavy trafficked route at the present time; that it terminates at Jerome avenue, a short distance

to the west of the site; that Jerome avenue is a continuation of Central Park avenue (route 22) for automobile traffic coming in from Westchester and upstate counties and will be the route of the new Thruway, now under construction; that the Thruway will run in a northeasterly direction across Van Cortlandt park until it reaches Jerome avenue at the terminus of East 233rd street, at which point it will proceed northerly along the center line of Jerome avenue; that the subject site is a short distance away; that upon completion of the thruway, the automobile traffic along East 233rd street will, in the opinion of most experts, increase threefold; that East 233rd street will be the most important traffic link between the Hutchinson river parkway and Boston road on the east and the West Side highway on the west—this because of its width, directness and accessibility; that the proximity of Woodlawn Cemetery, which adjoins East 233rd street on the south will adversely affect the normal development of East 233rd street at this point, either as a residential or business center; that the Woodlawn section further north of this point will be the ideal location for large apartment house developments in the near future; that this particular plot, because of its peculiar shape, has been in tax arrears for many years; that the odd shape of the plot makes it unsuitable for any other purpose than the one proposed in this application; that a grant of this application will benefit the City because the property will be permanently placed upon the tax rolls and it will also be an asset and beneficial to this particular community; and

WHEREAS, the applicant states that the present owner has held title to the property since December 3, 1954 and that the assessed valuation of land is $3,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, March 9, 1955" 4 sheets, as amended by revised plans marked, "Received, October 7, 1955", one sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be graded substantially to the grade of East 233rd street and shall be arranged and constructed substantially as indicated on such plans; that the accessory building shall have no cellar beneath and shall be arranged as indicated on such plans and shall be faced with face brick on all sides; that pumps shall be restricted to pumps as shown, with no pump nearer than fifteen feet to the street building line, such pumps to be of a low approved type; that the gasoline storage tanks shall not exceed a total of eight such tanks as approved for gasoline storage; that the balance of the premises where not occupied by accessory building, pumps and curbings shall be paved with concrete or asphaltic pavement; that curb cuts shall be limited to curb cuts where shown, each not over thirty feet in width; that sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of one post standard near the intersection at the west for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the street building line of East 233rd street for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commisisoner shall direct; that the retaining wall along the East 233rd street side shall be constructed and shall be continued at the height of the masonry wall and shall be faced with face brick on both sides, matching the face brick to be used in the accessory building and properly coped; that any windows in the accessory building shall be glazed with translucent glass; that there shall be no windows in the accessory building wall facing easterly; that along the side lot line to the east and from the accessory building to the street building line there shall be a similar wall unless the existing building is on the lot line; that under Section 7i there may be minor repairing within the accessory building only and with hand tools only for minor adjustment; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to September 13, 1955, at the request of an objector; then to October 11, 1955, for revised plans for the proposed building and fencing and for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Timpson place are in a business use, B area, class 1½ height district; East 149th street is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 16, 1955 acting on N.B. Applic. 394-55, reads:

> 1. Proposed use of automatic auto laundry (52), office, gasoline station (46) & parking & storage of more than five cars in a business use district is contrary to Art. II Sect. 4 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 301.77 ft. frontage by 108.52 ft. in depth, presently vacant; that it is proposed to excavate and reduce the rock pile to curb level, erect a masonry and stucco building for use as an automobile laundry, install a gasoline tank and pump system, prepare the plot for legal use with a concrete pavement and enclose the plot with chain link fencing; and

WHEREAS, the applicant contends that although the ownership of the plot has changed often within the last 60 years no improvement has ever been made and the plot was taken back by the city in 1951 for delinquent taxes; that the department of housing and buildings records disclose that no one has even bothered to file a plan of any kind to improve this plot and that the only plan recorded was filed by the present owner which was approved for parking and storage of more than five motor vehicles at curb level; that the plot consists of a mountain of rock which has created a dangerous condition; that on account of the years of rain and snow pieces of rock are continuously falling and the earth is always being washed down; that the sidewalk is covered and obstructed with earth, rock and debris and no one walks on the east side of Timpson place because of the fear of falling rock; that the high rocks lure young children and their un

ceasing efforts to climb these dangerous rocks is the cause of many accidents; and

WHEREAS, the applicant further contends that to excavate the rock to curb level it is estimated that more than 14,000 cubic yards of rock must be removed before the plot can be prepared for any improvement; that bonafide estimates of the total costs represent an investment of $130,000 exclusive of the cost of the land; that the Board is requested to note the arrangement of the gasoline pumps; that this premises is not designed as a gas station to serve the public; that the pumps will serve the cars and trucks of the New York Truck Renting corporation exclusively, which use is permitted in a business use district; that however, the individual renters of trucks must be billed for the gas and oil each one uses and it therefore becomes necessary to ask for the use of the premises as gasoline service station so that fire department approval can be obtained; that the premises will be owner-operated and all car washing will be done indoors; that the location is unacceptable for stores inasmuch as there are no people to draw from the east, and to the west the retail needs are amply satisfied by the numerous and varied stores on Southern boulevard and Prospect avenue; that it cannot be used for residence, two-family or apartment house development because of its unsuitable location; that the use of the premises as it exists, that is for legal parking and storage on top of this hill, would create a safety hazard, and plans for such use were not approved by the department of housing and buildings; that no immediately adjoining properties will be directly affected inasmuch as the plot is on a corner; that to the south there is 149th street, to the west, Timpson place, to the north, no proposed building will be within 125 ft. of the lot line and only the parking (which is legal in this district) will adjoin; that to the east there are two buildings in an unrestricted district, of which the two-story, 149th street garage is owned by said owner and the one-story wholesale warehouse has an unpierced wall along the adjoining lot line; that all lands 100 ft. east of Timpson place are in an unrestricted use and all remaining properties within the affected area are in a business district, so that it would not constitute spot zoning; and

WHEREAS, the applicant further contends that the land was purchased by the present owner on June 8, 1953 with the express purpose to improve the entire plot and use it as a legal parking lot in a business district; that it was not a speculative venture; that however, after bonafide estimates had been received the owner hesitated to improve it for the parking only; that the cost for removing this pile of rock is so excessive that good business dictated that it would be financially unwise to proceed with the single improvement—that of parking only; that the practical difficulties are self-evident, but by reorganizing his present operations and making the additional improvements as herein proposed, proper financing could be obtained; that the proposed investment of $130,000 under a long term financing plan has been the first and only practical plan ever offered to develop this plot; that the present taxes are $612 per annum and an estimate of the taxes on the proposed improved property will be more than $4,000; that it would be an unnecessary hardship to place this severe and increasing tax burden on the owner; that the granting of this application would enable the owner to pay the present and subsequent additional taxes and make a fair and reasonable return on his investment; that public safety will be served by the removal of a dangerous rock condition, maintaining safe and unobstructed sidewalks, providing fencing and interior bumpers around the entire plot and installing all possible safety measures; that public health and convenience will be served as the entire plot and sidewalks will be paved with concrete and properly drained so that all existing inconveniences caused by dust, water, falling rock and earth will be eliminated; that general welfare will be secured inasmuch as private capital will be used to finance the improvements, a business and industry will be kept in the city, a "white elephant" will be converted to an investment and the city will stand to benefit directly as the property will become a source of income for the city instead of a series of tax lien sales; that it is believed that the proposed improvement will result in a cleaner appearance of the premises, will add to the general improvement of the neighborhood and inure to the comfort, convenience and safety of the public; and

WHEREAS, the applicant states that the present owner has held title to the property since June 8, 1953 and that the assessed valuation of land is $18,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and 7f, for a term of ten years to permit the site to be occupied as proposed for the parking and storage of motor vehicles and for automobile laundry limited in its use to the trucks of the New York Truck Renting Corp. *on condition* that the premises shall be levelled substantially to the grade of the adjoining streets and shall be surfaced with concrete or clean gravel or steam cinders and treated with a binder and properly rolled substantially as proposed and as indicated on plans filed with this application marked "Received April 7, 1955" 5 sheets, as revised by revised plans marked, "Received, September 27, 1955" two sheets; that there shall be a substantial woven wire fence of the chain link type, erected on a masonry base not less than a total height of 5 ft. 6 in., along the rear and side lot lines to the east and north; that a similar fence shall be constructed and maintained along the building line of Timpson Place and East 149th street except for entrances and exits, consisting of three curb cuts to Timpson place, each 30 feet in width and two curb cuts to 149th street of similar width; that such openings shall be fitted with gates of similar construction and shall be kept closed and locked when the premises are not being occupied for cars going in and out; that the automobile laundry shall be limited to the use of the lessee as proposed and in all other respects shall comply with the requirements of the Building Code and shall be of the design as indicated on such revised plans; that during the term of this variance the premises shall be occupied for no other use except that there may be two gasoline pumps and eight 550 gallon approved gasoline storage tanks installed on the premises where shown, solely for the use of the lessee; that such pump shall, however, be moved from the building so as not to be nearer than ten feet thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the fence advertising the private use of the property; that such signs shall not exceed twenty-five square feet each, and there may be one on Timpson place and one on East 149th street; that neither sign shall be illuminated nor extend beyond the building line; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

293-55-BZ

APPLICANT—Burke, Green and Groh, for Roy Borelli, owner.

SUBJECT—Application April 15, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story and cellar store (supermarket), with an unloading space, and to permit the parking of patrons and employees' cars on unbuilt upon portion of plot, with curb cuts.

PREMISES AFFECTED—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Irving Milchman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on September 20, 1955 after due notice by publication in the Bulletin; laid over to October 11, 1955, for inspection and decision; hearing closed; and
WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; and
WHEREAS, the decision of the borough superintendent, dated April 5, 1955 acting on N.B. Applic. No. 430-55, reads:
"1. The proposed storage & boiler room, store (public market) unloading space, & free parking of patrons & employees' cars & curb cuts leading thereto, is contrary to Art. 2 Sec. 3 of Zone Res."
and
WHEREAS, the applicant states that the premises consist of a plot, 190.07 ft. frontage by 155.55 ft. in depth, irregular; that the use, height and area districts have not been changed since July 25, 1916 and no zone amendment relating to this property is pending at the present time; that it is proposed to develop the site with a one story and cellar store building to be used exclusively as a supermarket; that the proposed building will be 10,000 sq. ft. in area and will occupy approximately ⅓ of the plot area; that the unbuilt upon portion will be paved and fenced and occupied as a parking area for patrons' and employees' cars, and also for truck unloading space in conjunction with the supermarket; that the building will be of class 3 construction and will comply with the building code in all respects; that the cellar will be used for storage and will have a fire retarded ceiling; that the store front portion of the building will be faced with porcelain enamel of a type approved by the Board; that the store front will return only about 20 ft. along Ash avenue and the balance of the Ash avenue frontage will be a blank brick wall, with the exception of one small exit door; that a boiler room will be constructed in the cellar, enclosed in masonry partition with both outside and inside entrance; and
WHEREAS, the applicant contends that with the continuous construction of apartment house buildings in the immediate area, there is a further need for adequate shopping facilities on the north side of Kissena boulevard; that Kissena boulevard is a very heavily trafficked artery and there are plans for the erection of a supermarket four blocks east of this proposed site on the south side of Kissena boulevard, but no such provision is made for the north side; and
WHEREAS, the applicant states that the present owner has held title to the property since August 30, 1953 and that the assessed valuation of land is $48,000; and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and
WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the zoning resolution.
Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 430-55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

341-55-BZ
APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).
SUBJECT—Application April 27, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles for patrons, of A. & P. market.
PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.
APPEARANCES—
For Applicant: Frederick Ketcher.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on September 20, 1955 after due notice by publication in the Bulletin; laid over to October 11, 1955, applicant to file revised plans and additional photographs showing A & P store site, present parking lot and proposed addition of Lot 42; and
WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Grove street is in residence and business use, C area, class 1 height districts; Goodwin place is in a business use, C area, class 1 height district; and
WHEREAS, the decision of the borough superintendent, dated April 25, 1955 acting on Alt. Applic. 1529-55, reads:
"1. Proposed parking of motor vehicles in a Residence use district is contrary to Art. II Sec. 3 of Zoning Res."
and
WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 192 ft. in depth, irregular, presently vacant; that the premises affected by this application is in a residence use district; that there has been no change in the use, height and area districts since 1916; that no proposed housing development is contemplated and the area has not been set aside for rehabilitation; that the premises is a vacant lot which was purchased as part of the original parcel 189 ft. by 140 ft.; that this 40 ft. is the only part which is not in the business district; that the small and irregular size and the location of this lot makes it financially unfeasible for a residence or apartment; that it is proposed to grade the plot, install a concrete pavement with proper drainage, enclose the plot with a 5 ft. 6 in. chain link fence on the north, west and east lot lines and provide an entrance on Grove street; that although there will be no night parking, suitable lighting for any possible emergency will be provided; that it is further proposed that the use of this premises will be limited as follows: that the sole lessee of the premises, the A & P market, which adjoins to the south, will operate and maintain this parking lot in conjunction with its present store operations; that the parking will be restricted exclusively to pleasure cars for its patrons, customers and employees and no fees will be charged; that there will be no overnight, Sunday and holidays parking and the parking will be limited to store hour operation and the gate will be kept locked at all other times; that there will be only one sign at the gate which will read "free parking for A & P customers only"; and
WHEREAS, the applicant contends that during the week the shoppers in all probability will use the Goodwin place parking area, but when the peak load arrives, once or twice a week, the proposed parking space will help to provide for the overflow; that there is serious need for off-street parking in this section and although the size of the plot is only 6,500 sq. ft., it will provide for a limited amount of off-street parking and will definitely contribute towards reducing present traffic congestion on this 50 ft. street; that with the parking on both sides it narrows the street to one lane traffic; that any double parking, congestion or traffic block would prevent the timely arrival of emergency and fire apparatus and create a safety problem and increased fire hazard; and
WHEREAS, the applicant states that the present owner has held title to the property since January 19, 1954 and that the assessed valuation of land is $5,600; and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and
WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.
Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district

regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, to permit the extension of the lawfully existing parking lot facing Goodwin place and used in conjunction with the store at the corner of Goodwin place and Grove street, substantially as proposed and as indicated on plans filed with this application, marked "Received April 27, 1955", 3 sheets, and revised plans marked "Received September 28, 1955", 3 sheets, *on condition* that all u es on the premises shall be removed and the premises leve'ed substantially to the grade of Grove street and the present parking lot on Goodwin place; that the plot shall be covered with steam cinders or clean gravel, treated with a binder and properly rolled; that the fence between the existing parking lot on lot 45 and the subject premises may be removed; that there shall be erected on the interior lot lines of lot 42 a substantial woven wire fence of the chain link type not less than 5 ft. 6 in. in height and a similar fence shall be erected along the street building line of Grove street, except for an entrance with curb cut opposite not over 20 feet in width, as shown; that there shall be constructed a gate at such entrance which shall be kept closed and locked when the store is not open for business; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that any sign erected shall be attached to the fence, advertising the use of the plot for customers of the market, such sign shall not exceed 25 square feet in area, shall not extend beyond the building line and shall not be illuminated; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

430-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Go'dner Building Corp., owner.

SUBJECT—Application May 27, 1955—(decision of the borough superintendent) under sections 19A(f), 7c and 21 of the zoning resolution, to permit in a residential use district, the change in occupancy of 2nd, 3rd and 4th floors to manufacturing use without the required additional loading berth.

PREMISES AFFECTED—260-278 Navy street and 85-93 DeKalb avenue, northwest corner, Block 2086, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1955 after due notice by publication in the Bulletin; laid over to October 11, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1955 acting on Alt. Applic. 1664-55, reads:

"1. In a building located in a Residence use district the proposed change in occupancy on the 2nd, 3rd and 4th floors from a non-storage garage and auto repairs to manufacturing is contrary to Art. 11 Sect. 3 of the Zone Resolution. (Change of zone from Unrestricted to Residential use effective 5/26/55.

2. Provide loading & unloading berths as per Sect. 19-A of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 ft. 8 in. frontage by 220 ft. 4 in. in depth, irregular, on which is located a six-story basement and cellar building of class 1 construction, having a frontage of 101 ft. 8 in. on DeKalb avenue, 220 ft. 4 in. on Navy street, 100 ft. 5 in. on the northerly lot line and 203 ft. 7½ in. on the westerly lot line; that this building was erected under N.B. Applic. 8873 of 1928 and certificate of occupancy No. 56320 was issued for use as a "public ramp garage for storage of more than five pleasure cars and filling station on ground floor"; that the building was further altered in 1949, 1951 and 1953; that under Alt. No. 5384-53 the present uses are as follows: cellar—boiler room; basement—non-storage garage and storage; 1st floor—non-storage garage, loading and unloading berth, offices, waiting room and auto repairs; 2nd floor—non-storage garage and auto repairs; 3rd floor—non-storage garage and auto repairs; 4th floor—non-storage garage and auto repairs; 5th floor—knitwear manufacturing; 6th floor—knitwear manufacturing; that certificate of occupancy No. 143648 was issued for these uses; that it is proposed to maintain the present uses as follows: cellar—boiler room; basement—non-storage garage and storage; 1st floor—non-storage garage, two loading and unloading berths, office, waiting room and auto repairs; 5th and 6th floors—knitwear manufacturing; that it is also proposed to secure a variance to change the occupancy of the 2nd, 3rd and 4th floors as follows: 2nd floor—manufacturing; 3rd and 4th floors—knitwear manufacturing; that the building now has a manufacturing use on the 5th and 6th floors and it is only proposed to extend this use to the 2nd, 3rd and 4th floors; that at present the 2nd, 3rd and 4th floors have a legal non-conforming use of public garage, so that the conversion of these floors to manufacturing will have a lesser effect on the area; and

WHEREAS, the applicant contends that the building has been in the present ownership since July 30, 1954; that the zone was changed to residence on May 26, 1955 after the 5th and 6th floors had been legally converted to manufacturing; that the owner now proposes to follow through in the same manner with the 2nd, 3rd and 4th floors and it would be a hardship to deprive him of this use because the zone is now residence; that he could not establish a residence use on the 2nd, 3rd and 4th floors in between a public garage on the 1st floor and manufacturing on the 5th and 6th floors; that although the site in question and the block within which it lies, block 2086, and also block 2087 have been changed to residence use, block 2094 directly opposite the site and also blocks 2095, 2096 and 2093 are either in an unrestricted zone or business zone and now have uses conforming to said zone; that it would incur a severe financial loss to demolish this building and erect a residence use building and the present business and unrestricted uses in the affected area preclude the use of the site for residence use; that the building in 1953 could no longer show a return on its investment for garage use and the 5th and 6th floors were changed to manufacturing use to make the building financially feasible; that since 1953 the remaining use of garage on the 2nd, 3rd and 4th floors is being less and less utilized and the space less in demand and therefore the owner has no other recourse but to convert these floors to a use that will give him a fair return on his investment; that it is also proposed to use the two present loading and unloading berths for the use of the tenants on the 2nd, 3rd, 4th, 5th and 6th floors; that one loading berth will be used by the single tenant of the 3rd, 4th, 5th and 6th floors who will stagger his loading and unloading time so that this single berth will be more than ample for his needs; that the other loading berth will be assigned for use of the 2nd floor tenant; that as per section 19A under subdivision (e) #1 of the schedule for required off-street parking, 3 loading berths would be required for the approximately 100,000 sq. ft. of area in the 2nd to 6th floors, but inasmuch as one tenant will occupy 80,000 sq. ft. and have direct control over his loading berth and the other tenant will only have 20,000 sq. ft. of floor space and his one berth would accommodate 40,000 sq. ft. of space, the loading space is ample; that the building is equipped with a freight elevator immediately adjacent to the loading platform and loading berth so that merchandise can be handled rapidly and room made available for the flow of trucks; that it would be a misuse of space to install additional loading berths on the 1st floor as, in the first instance, they are not required and secondly, the only space available would interfere with the garage use,

and in any event only 10 ft. of clear height would be available at the front of the building; and

WHEREAS, the applicant states that the present owner has held title to the property since July 30, 1954; that the assessed valuation of land is $135,000 and of the building $420,000 making a total of $555,000; that the building was erected in 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and Section 19A(j) of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the continuance of manufacturing throughout the second, third and fourth floors, and to permit under Section 19A(j) the existing loading and unloading space, all as proposed and indicated on plans filed with this application, marked "Received May 27, 1955", 13 sheets and "June 6, 1955", 2 sheets, as substantially meeting the requirements of Section 19A of the zoning resolution, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 12:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 11, 1955, 2 P. M.

Present: Chairan Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

368-51-A

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to mezzanine area—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner, 50-06 Jamaica avenue and 1-23 Sheffield avenue (2nd floor), Block 3659, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board December 18, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board under Cal. No. 368-51-A on December 18, 1951, by adding thereto:

"that the proposed mezzanine, as passed on by the Borough Superintendent under NB App. 467/51 under date of September 19, 1955, may be as approved as to area and under plans approved under Cal. No. 367-51-BZ, Vol. II, by resolution adopted February 21, 1955."

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from an order of the fire commissioner and decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—34 West 13th street, south side, 395 east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 3, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

WHEREAS, this appeal was laid over for applicant to file a new decision of the Borough Superintendent which has been filed this day.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 3, 1954 by adding thereto:

"that the front fire escape, as paassed on by the Borough Superintendent under Alt. App. 915/53, and complying with the requirements of Section 271 of the Labor Law, erected on the front of the building, may be accepted in lieu of the requirements of the resolution adopted November 3, 1954 which required the rear fire escape to have a means of exit through the cellar leading directly to the street; and that the occupancy of the building including the use of this building, complying with the requirements of this *amended* resolution shall be as shown on revised plans marked, "Received September 7, 1955" (3 sheets), and that the use of the cellar may also be modified so as to permit the use of such cellar, in addition to the boiler room, for storage in connection with the first floor store *on condition* that in all other respects the resolution adopted by the Board on November 3, 1954 shall be compiled with."

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from decision of the borough superintendent, re 2nd means of egress.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street Block 280, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Alexander Zamschnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: .....

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 11, 1954, on Alt. App. 403/54, reads:

"3. A fire escape is not acceptable as a second means of egress for a factory bldg. over 5 stories high—Sec. 271 L.L.

4. Provides 2 means of egress for all tenants all floors including the cellar—leading directly to the street—

closures and f.p.s.c. doors—all as required by Sect. 271 L.L."

and

WHEREAS, the applicant states the building is 6 stories, 85 ft. in height, 50.11 ft. front by 75 ft. in area at street level, 50.11 ft. by 70 ft. in depth at typical floor, of Class 3 construction, erected in 1908 on a lot 50.11 ft. front by 75 ft. in depth, in a retail use, C area, Class 1½ height district, used and occupied since 1916: Cellar—boiler and storage; 1st floor—two stores, 6 persons; 2nd floor—factory and offices, 5 persons; 3d, 4th, 5th and 6th floors—factories, 15, 10, 20, and 20 persons respectively; now proposed to be used and occupied without change. The building is provided with approved standpipe system and an approved sprinkler system throughout; there is an approved interior fire alarm system but regular monthly fire drills are not maintained. There is one 3 ft. 6 in. wide interior wood stairs, enclosed in partitions of wood studs, plaster and 26 gauge metal on both sides, equipped with metal clad, self-closing doors and leads from roof bulkhead direct to street, and two fire escapes, one at front and one at rear, extending to roof by ladder and to street by counterbalanced stair; window and door openings on course of fire escape at front are fireproof, self-closing; and

WHEREOF, Violation #1109/54 was issued by the Borough Superintendent February 23, 1954, for failure to provide two legal means of egress from each floor including cellar, failure to maintain exit lights, failure to post floor load capacities, and failure to maintain access to exits on the 5th and 6th floors south; and

WHEREAS, the applicant contends the location of the present stair and passage to street at center of building does not permit a secondary and remote stair to be installed; that the present fire escape is equipped with a counterbalanced stair to street and is readily accessible to all occupants; that the number of persons employed in entire building is under 80 maximum; that the maximum number of persons on any one floor is 20; that the cellar is divided by a passage to a manhole escape and engineer's ladder under the sidewalk; that the boiler room and passage are completely separated from the cellar spaces which are used as storage space for store tenants only; that since the boiler room can be reached by elevator and has a secondary means of egress, permission is requested to maintain existing means of egress from the cellar as adequate; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 403/54, Objections No. 3 and 4, and that the appeal be and it hereby is *granted,* to permit the continuation of the existing means of exit consisting of an interior enclosed stair leading to the street front fire escape and a rear fire escape, as shown on plans filed with this appeal marked "Received May 16, 1955", (5 sheets) and "July 6, 1955", (1 sheet), *on condition* that the fire escape shall be reconstructed to provide safe egress from the second floor balcony to the top of the first story and thence by means of a counterbalanced stair to the rear yard of other owner through which passageway directly to Henry street is provided and which is permitted to be used as an exit from this building as indicated by letter filed by the owner dated October 5, 1955, which is a part of this record; that the building shall not be increased in height or area and in all other respect shall comply with all laws, rules and regulations applicable thereto; that the standpipe and sprinkler systems shall be maintained in accordance with requirements therefor and to the satisfaction of the Fire Commissioner.

86-54-A

APPLICANT—Samual Rosenblum, for Charles Kaye Realty Co., Inc., owner.

SUBJECT—Application August 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-32 West 21st street, south side, 400 ft. east of Avenue of The Americas (6th), Block 822, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Benjamin Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1954, acting on Alt. App. 571/54, reads:

"1. Provide two legal exits from all floors, including first and cellar, in accordance with Sec. 271 L.L.

2. Present fire escape does not provide legal exit from this building."

and

WHEREAS, the applicant states the building is 12 stories, 150 feet in height, 50 ft. by 92 ft. in area on 1st floor, 50 by 84 ft. in area at typical floor, of fireproof construction, erected prior to 1913 on a lot 50 ft. front by 92 ft. in depth in an unrestricted use, B area, Class 2 height district, erected since prior to 1913 as follows: Cellar—storage, and boiler room, 2 persons; 1st floor—storage of corrugated boxes, 9 persons; 2nd floor—manufacturing thread, 16 persons; 3rd floor—manufacturing sample cards and frames, 22 persons; 4th floor—manufacturing novelties and trimmings, 7 persons; 5th floor—manufacturing binding and textiles, 11 persons; 6th floor—manufacturing wearing apparel, 26 persons; 7th floor—manufacturing toys and dolls, 14 persons; 8th floor—manufacturing bias products, 22 persons; 9th floor—manufacturing dresses, 47 persons; 10th floor—manufacturing infants wear, 40 persons; 11th floor—manufacturing sewing thread, 10 persons; 12th floor—manufacturing hand screened wall paper, 5 persons. The building is equipped with approved standpipe and one-source sprinkler systems throughout. There is one interior 3 ft. wide fireproof stairs, fireproof enclosed, equipped with fireproof, self-closing doors which lead from roof bulkhead direct to street and one fire escape at rear extending to roof by stair and to yard by ladder with egress from fire escape at 2nd and 6th floors to rear building and by ladder to 34 West 21st street; and

WHEREAS, Violation #255/54 was issued January 21, 1954, for not providing two legal means of egress in compliance with Sec. 271 of the Labor Law; and

WHEREAS, the owner was fined in Magistrate's Court August 1, 1954 on charge of violation of the Administrative Code; and

WHEREAS, the Board has received a letter dated November 1, 1954 from the owner of the parking lot at 34 West 21st street, stating that it will not permit the occupants of Nos. 30-32 West 21st street to use the parking lot as a means of egress to the street from termination of rear fire escape on No. 30-32 West 21st street; and

WHEREAS, the applicant contends that the building is equipped with a fireproof enclosed stairway and an exterior screened stairway which conformed to the Labor Law at the time the State Industrial Commission had jurisdiction prior to 1916; that at that time the rear stairway was supplied with 37° stairs, fireproof windows and casement doors at sill level with steps to sills; that this stairway connects at 2nd and 6th floors by iron bridges to building in rear and egress was also made available to adjoining premises to west at lower level; and

WHEREAS, the applicant states that when the Fire Department assumed jurisdiction under the Labor Law, an appeal was filed with the Board under Cal. No. 2225-17-S and a variation was granted accepting this exterior screened stairs as a second means of egress; and

WHEREAS, the applicant contends that the premises are protected by an automatic sprinkler system and the occupancy of the building is now less than previously permitted; that the cellar is occupied by the 1st floor tenant who uses it for storage; that there is a stair leading to the main floor

area, an engineer's ladder at front and an emergency exit at the rear; that no one is regularly employed in the cellar, only one or two to shift material when necessary; that the applicant requests inasmuch as the exits were previously accepted by the State Industrial Commission and a variance granted by the Board under Cal. No. 2225-17-S and that the rear exterior stairs are 37° and in view of the light occupancy, it is requested a variance be granted permitting existing exits; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 571/54, Objections No. 1 and 2, and that the appeal be and it hereby is *granted on condition* that the existing exits shall be maintained in accordance with revised plans marked "Received October 6, 1955", (4 sheets); that the soffits under the stair to the cellar shall be fire-retarded and the door thereto made fireproof, self-closing; and *granted* only so long as the present rear exterior stair is connected with the exterior rear stairs of the adjoining building to the east for exit purposes; that the connections to the exterior stair to the building to the north shall continue as long as the owner of such building permits; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto, including the connection of standpipe and sprinkler systems to fire headquarters through a central station.

458-55-A

APPLICANT—Lama, Proskauer and Prober, for Louis Leff, owner.

SUBJECT—Application June 8, 1955—Appeal from a decision of the borough superintendent—re Review of Borough Superintendent Decision re zoning.

PREMISES AFFECTED—642 East 18th street, southwest corner of Foster avenue, 1st floor, Block 5238, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 26, 1955, on Alt. App. 188/55, reads:

"1. Proposed enclosure of open porch in the required setback in a "G" area district is contrary to Art. IV Sec. 16-B subdiv. b & c of the Zoning Resolution."

and

WHEREAS, the applicant states the building is 2 stories and attic, 30 ft. average in height, 34 ft. 8 in. front by 49 ft. 7½ in. irregular in depth at 1st floor, 26 ft. 5 in. front by 37 ft. 4½ in. in depth at 2nd floor, of Class 4 construction erected in 1912 on a lot 59 ft. 3¾ in. front by 100 ft. irregular in depth, now in a residence use, G area, Class ½ height district; used and occupied since 1912 as a one-family dwelling; now proposed to be used and occupied as a one-family dwelling and accessory doctor's office; and

WHEREAS, the applicant contends that the building now has an open porch on the front which is roofed, has a concrete floor and continuous foundation walls; that it is proposed to enclose part of this open porch using the present roof, floor and foundation walls; and

WHEREAS, the applicant contends that inasmuch as these component parts of the porch are existing, that the mere placing of walls and windows on the exterior perimeter of part of the porch within the area of existing building does not make the proposed enclosure contrary to the zoning resolution; and

WHEREAS, the applicant contends that since the porch and building have existed since 1912 before the enactment of the zoning resolution, the installation of sash and walls does not constitute the erection of a building or a portion of the building within the meaning of Section 16-B of the zoning resolution; and

WHEREAS, in the opinion of the Board, the building, which appears to have been lawfully constructed in 1912 with the roofed porch as now existing, does not present a question for a zoning variance within a "G" area district and within the required front yard; and

WHEREAS, this expression of opinion by the Board applies to this appeal only and is not to be taken as a general ruling as each case where a similar problem is presented should be presented to the Board for consideration.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 188/55, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto.

468-55-A

APPLICANT—M. W. Del Gaudio, for Namlu Inc., owner.

SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—681 Broadway and 2-6 West 3rd street, southwest corner, Block 532, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: M. W. Del Gaudio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 19, 1955 on amendment to B.N. Applic. No. 3274/54, reads:

"Objection 3 repeated. Two lawful means of egress are required from the cellar as per Sec. 270 of Labor Law".

and

WHEREAS, the applicant states the building is 3 stories 38 ft. 6 in. in height, 25 ft. by 100 ft. in area, of class construction, erected 1922 now located on a lot 25 ft. fron by 100 ft. in depth, in a local retail use, B area, class height district and used and occupied since 1926; cellar—storage, no persons; 1st floor—stores, 90 persons; 2nd floo —repairing vacuum cleaners, manufacturing ladies' hats an manufacturing silverware, 16 persons; 3rd floor—offices an factory, 16 persons, now vacant; and proposed to be use and occupied as follows: cellar—storage, no persons; 1s floor—stores, 90 persons; 2nd floor—repairing vacuum clean ers, manufacturing hats and manufacturing silverware, 1 persons; 3rd floor—office, and a factory of a type permitte in a local retail use district and not to exceed the area pr viously permitted for factory use; that the building is pr vided with two interior stairs; that the front stairs is 3 f 8 in. wide and the rear stairs is 2 ft. 9 in. in width; that th front stairway extends to roof by wood stairs; that scutt and ladder is provided to roof from rear stairs; that sta construction is of steel with cement and terrazo treads; th stairs are enclosed in fire retarded partitions equipped wi fireproof, self-closing doors and lead direct to street; a

WHEREAS, violation No. 8599 was issued October 23, 19 in that building did not conform to section 271 of the Lab Law as there was no egress from the cellar, the doors stairs did not swing out and the rear stairs did not lead roof and no scuttle or ladder was provided; and

WHEREAS, conviction was had in Municipal Term, Magi trate's Court, February 23, 1955 on a charge of violation the Labor Law; and

WHEREAS, Certificate of Occupancy #11918 was issued December 22, 1926 to supersede Certificate of Occupancy #10920 issued on N.B. Applic. 370 of 1922 permitting the following use and occupancy; cellar-storage; 1st floor—stores, 15 persons each store, 120 lb. live load; 2nd floor—offices and factory, 16 persons, 120 lb. live load; 3rd floor—offices and factory, 16 persons, 120 lb. live load; and

WHEREAS, the applicant states that the building was purchased in 1946 by the present owner in reliance on Certificate of Occupancy No. 11918 of 1926; that no changes in the building were recorded with the department of housing and buildings from 1926 to 1954, at which time the owners were required to provide a scuttle to the roof from rear stairway and change the swing of the exit doors; and

WHEREAS, the applicant states that the stores on the 1st floor use the cellar spaces for storage purposes; that the luncheonette at the corner store also houses refrigerating apparatus in the cellar and employees' locker rooms; that no persons are regularly employed in the cellar; and

WHEREAS, the applicant states that it is proposed to provide a steel and concrete stair from cellar to street enclosed in masonry partitions at the cellar and one hour test partitions on the 1st floor; that this stairway will lead direct to the street and will separate the cellar into two areas each less than 1,000 sq. ft. and each directly accessible to the stairway; and

WHEREAS, the applicant contends that the stores on the 1st floor will be assigned storage spaces in the cellar and the corner store tenant will be assigned all of the cellar space to the east of the proposed stairway; that no persons will be regularly employed in the cellar; that the proposed stairway will serve each of the two areas in the cellar in a manner as effectively as if a separate stairway were provided for each section, and such additional stairway if provided, would serve no useful purpose, and it is therefore requested that the Board modify the requirements of the Labor Law and accept the proposed single stairway from the cellar to the street as being in substantial compliance with the provisions of section 270, in view of the fact that the cellar will be divided into two areas, each containing less than 1,000 sq. ft. and with no persons regularly employed therein; and

WHEREAS, there has been filed with this appeal a statement by the attorney for the owner contending that the department of housing and buildings is estopped from asserting the enforceability of section 270, subdivision 3 of the Labor Law; that the owner is not required to do any work whatever; that if the Board finds otherwise, the proposed work should be accepted; that the required two stairways would impose an unnecessary hardship on the owner; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to B.N. App. 3274/54 Objection No. and that the appeal be and it hereby is *granted*, to permit the proposed exits to the cellar, as indicated on plans filed with this appeal marked "Received May 31, 1955", (5 sheets), as *amended* by plans showing the cellar as proposed marked "Received October 7, 1955", (1 sheet), *on condition* that the new steel stairs from cellar to street enclosed and with self-closing doors shall be constructed and maintained and in addition the existing exit toward the rear of the cellar to a trap door in the sidewalk vault having an easy opening device shall be maintained; that the occupancy of the cellar shall be: that the front part from the stairs to the front building line shall be occupied in toto by the store tenant operating a restaurant on the first floor; that the entire rear portion of the cellar shall have openings in the existing walls as shown on revised plan marked "Received October 7, 1955" so that the store tenants except for the restaurant tenant may have space assigned to them in the cellar by the owner without subdivision of same; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

496-55-A

APPLICANT—Samuel Cohen, for Alleonage Corp., owner.
SUBJECT—Application June 16, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—8 Washington place, and 275 Mercer street, southwest corner, Block 546, Lot 21, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Cohen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 14, 1955 on Alt. App. 895/55 reads:

"1. Means of egress should comply with Sect. 271 of the Labor Law including cellar and sub-cellar."

and

WHEREAS, the applicant states the building is eight stories, 109 ft. 8 in. in height, 43 ft. 4½ in. front by 96 ft. 3 in. in depth of fireproof construction located in an unrestricted use, B area, class 2 height district, erected 1893 and used and occupied since 1893: sub-cellar—boiler room and storage, one person; cellar—storage of hats, one person; 1st floor—store and cloth cutting, eight persons; 2nd floor— cloth printing, 20 persons; 3rd floor—blocking hats, 12 persons; 4th floor—manufacturing infants wear, 20 persons; 5th floor—manufacturing clothing, 15 persons; 6th floor—winding of rayon yarns, six persons; 7th floor—printing labels, 5 persons; 8th floor—cloth printing, 6 persons; the building is provided with an approved standpipe system and an approved two-source sprinkler system throughout, there is one manual ADT fire-alarm box located in the exit hall; the building is provided with one interior 3 ft. 6 in. wide steel stairs with slate treads enclosed in fireproof partitions equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one fire escape on the front extending to roof by stair and to street by counterbalanced stair and window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation #3025 was issued May 27, 1953 by the Borough Superintendent stating that exits are inadequate under Section 271 of the Labor Law in that there is one interior stairs in an eight story building and there is no legal exit from the cellar; and

WHEREAS, the applicant states that no change in use or occupancy is proposed, that the building has approved live loads of 150 lbs. per sq. ft. on all floors; that the exits consist of an interior steel and slate stairway 3 ft. 6 in. wide fully sprinklered, enclosed in 6 in. thick plaster block partitions extending from roof to street and equipped with fireproof self-closing doors at all openings; that in addition there is a Labor Law fire escape on the front with 45° connecting stairs, 2 ft. wide with 5 ft. high rails on balcony, extending to roof and provided with a counterbalanced stair to street; that there are fireproof self-closing doors 2 ft. by 7 ft. wide opening on to the balcony landings, 2 ft. above floor with steps to sills; that all other windows on the course of the fire escape are wire glass in metal frames with fusible links; that there are horizontal exits to the adjoining building on the south at the 2nd and 3rd floors; that access from the roof of this building is to the roof of the building to the south in the same ownership; and

WHEREAS, the applicant states that the exit from the sub-cellar consists of an interior steel stairway 3 ft. 8 in. wide leading to cellar and first floor, fully sprinklered, partially enclosed and equipped with a standpipe and hose; and an engineers ladder extending directly to street; and

WHEREAS, applicant states that exits from the cellar consist of the same interior steel stairway 3 ft. 8 in. wide leading to the first floor store, fully sprinklered, provided with standpipe and hose, and enclosed with plywood partitions and

in addition, 3 ft. wide steps leading to Mercer Street through vault and sidewalk doors; and

WHEREAS, the applicant contends the building is provided with a two-source sprinkler system supplied by a 7,500 gallon pressure tank and with two siamese connections; that the standpipe system is provided with supply of water by a 10,000 gallon gravity tank and two siamese connections; that there is a fire pump in the cellar to augment the supply to the sprinkler and standpipe system during an emergency; and

WHEREAS, the applicant contends that the exits and fire prevention equipment are adequate for the small number of occupants and for the non-hazardous use of the building; that to be required to provide an additional exterior stairway is not feasible since the building faces on two streets and has no rear yard or court; that to be required to provide an additional interior stairway would require breaking through heavy concrete floors at enormous expense and would involve the owner in litigation with the tenants as to the space required; and

WHEREAS, the applicant contends that, in addition, the owner may find, as others have in the vicinity, that the property is to be acquired to make way for a housing development or for the extension of New York University; and

WHEREAS, the applicant states that the cellar and sub-cellar are used for non-factory purposes and have no permanent occupancy; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, the the Board of Standards and Appeals, does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 895/55 Objection No. 1 and that the appeal be and it hereby is *granted on condition* that the means of exit from the sub-cellar, cellar and upper stories of the building shall comply with the plans submitted with this appeal of proposed conditions, marked "Received June 16, 1955", 8 sheets, and "September 9, 1955", 1 sheet; that the standpipe and sprinkler systems shall be maintained in accordance with requirements therefor; that the fire escape on the front of the building shall be maintained to the satisfaction of the borough superintendent; that the exits from the sub-cellar shall be maintained, including an engineers ladder to the street, to the satisfaction of the fire commissioner; that the building shall not be increased in height or area; that there shall be no manufacturing in the sub-cellar or cellar; that the opening to sidewalk shall be equipped with an easy opening device; that the second and third floors where connection is made between this building and that to the north shall be equipped with doors of a type approved for fire wall openings and kept in good condition.

635-55-A

APPLICANT—A. H. Salkowitz, for Harrington Homes, Inc., owner.

SUBJECT—Application July 29, 1955—filed pursuant to section 35, General City Law re premises in bed of proposed street widening.

PREMISES AFFECTED—50-24 to 50-34 Deepdale place, West side, 55.73 ft. and 105.73 ft. north of northwest corner of Thebes avenue, Block 8231, Lots 93, 96 and 99, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Benjamin Lorber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 26, 1955, acting on N.B. 4247, 4248 and 4249/52 reads:

"1. Proposal to use 5 feet of mapped street widening as part of required setback under zoning resolution constitutes construction within bed of mapped street and therefore requires approval of Bd. of S. & A. under Sec. 35 of General City Law."

and

WHEREAS, the applicant states the premises consist of three separate lots fronting 55.73 feet, 50 ft. and 50 ft. respectively on Deepdale place, located in a residence use, G area, Class ½ height district, upon which there has been erected on each lot a one-story Class 4 constructed, 1-family dwelling and accessory garage, 29 ft. 8 in. front by 65 ft. 5 in. in depth; and

WHEREAS, the applicant requests that permission be granted pursuant to Section 35 of the General City Law for use of the 5 ft. mapped street widening portion of the plot and in view of the fact the buildings have been erected as indicated on plans filed with this appeal and compliance with the law now would require complete removal of the dwelling; and

WHEREAS, the applicant contends that sufficient rear yards have been provided in accordance with the minimum requirements of the Zoning Law; and

WHEREAS, the applicant has filed with this appeal a letter from the Office of the President of the Borough of Queens stating that an alteration map is being prepared for submission to the Board of Estimate which will result in reducing the mapped width of Deepdale Place to 50 feet.

Resolved, that the decision of the Borough Superintendent acting on N.B. Apps. 4247, 4248 and 4249/52, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the 20 ft. required front yard in a G area district to include a portion of the proposed street, *on condition* that in all other respects the buildings in question shall comply with all laws, rules and regulations applicable thereto.

104-55-A

APPLICANT—Otto J. Sambach, for Deepwater Terminal Inc., owner.

SUBJECT—Application February 7, 1955—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1 Whale Square, south side, 3[illegible] ft. west of 1st avenue, Block 811, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Ke[illegible] owner.

SUBJECT—Application October 21, 1953—re Appeal fr[illegible] a decision of the borough superintendent — re propos[illegible] change of occupancy of building.

PREMISES AFFECTED—1315 Dean street, north si[illegible] 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, B[illegible] ough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housi[illegible] and Buildings.

ACTION OF BOARD—Laid over to October 18, 1955, [illegible] 2 P.M., for applicant to furnish the Board with additio[illegible] information as to construction of the building.

639-55-A

APPLICANT—Salvatore Palumbo, for St. Marks-4th A[illegible] nue Realty Corp., owner (Modern Way Lumber [illegible] lessee).

SUBJECT—Application July 29, 1955—Appeal from a d[illegible]

sion of the borough superintendent—re live load and stairway.

PREMISES AFFECTED—81-85 4th avenue, east side, 20 ft. south of St. Marks place, Block 934, part of Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Salvatore Palumbo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1955, at 2 P.M., for inspection and decision; hearing closed.

233-41-BZ

APPLICANT—George B. McClelland, lessee, for Madeline Coughlin, Executrix of Estate of James Coughlin (J. Coughlin, former owner).

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution permitting partly in a residence and partly in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—9419-9423 5th avenue, east side, 102 ft. 8½ in. north of 95th street, Block 6118, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: George McClelland.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on September 22, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the applicant has filed an authorization of the owner, dated October 5, 1955, for him to continue as the tenant of the property and authorizing him to seek renewal of the variance from this Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1941, as thereafter *amended* by resolutions adopted through September 22, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained within three months from the date of this *amended* resolution." (N.B. App. 451/41)

233-41-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Harry Gleicher, owner.

SUBJECT—Application for consideration—reopening as to an extension in term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—1709-1729 Surf avenue and 2931-2947 West 19th street, northeast corner, Block 7061, Lots 27, 31 and 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 30, 1941, on certain conditions; and

WHEREAS, the term of variance was extended as Vol. II on February 17, 1948; and

WHEREAS, the term of variance was extended from time to time and last extended on December 15, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 30, 1941, as thereafter *amended* by resolutions adopted through December 15, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit——; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained within three months from the date of this *amended* resolution." (Alt. App. 2419/47)

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a buisiness use district, the reconstruction and extension of existing gasoline service station, including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and permitting the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue, Block 3770, Lot 83, Borough of the Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that permits have been obtained, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 834/52)

294-49-BZ

APPLICANT—Paul Friedman, for John B. Momrow and Arthur C Momrow, owners.

MINUTES

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which is proposed to be added to Lot 34, in excess of the area permitted; also permitting reduction of size of Lot 36 so that existing building will exceed the area coverage permitted.

PREMISES AFFECTED—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street, Block 5781, Lot 34 and part of Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 21, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1949 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1535 and 1536/48)

437-50-BZ

APPLICANT—Andrew Di Camillo, for Charles Resnikoff, owner. (John Scopelliti, lessee).

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years.

PREMISES AFFECTED—8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue, Block 6368, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 31, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 31, 1950 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained within three months from the date of this *amended* resolution." (Alt. App. 2118/50)

593-50-BZ

APPLICANT—Alvin F. Golankiewicz, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a stated term of years.

PREMISES AFFECTED—South side of East 225th street, 280 ft. west of White Plains road, Block 4826, Lot 71, Borough of The Bronx.

APPEARANCES—

For Applicant: Alvin F. Golankiewicz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 28, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 28, 1950, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 596/50)

594-50-BZ

APPLICANT—Alvin F. Golankiewicz, for Roman B. and Marion S. Golankiewicz, owners.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a stated term of years.

PREMISES AFFECTED—North side of East 225th street, 205 ft. east of Carpenter avenue, Block 4827, Lots 34 and 36, Borough of The Bronx.

APPEARANCES—

For Applicant: Alvin F. Golankiewicz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: .....

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 28, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 28, 19

only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 597/50)

520-50-BZ

APPLICANT—Alvin F. Golankiewicz, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.
PREMISES AFFECTED—Southeast corner of East 224th street and Bronx boulevard, Block 4819, Lots 42, 45 and 48, Borough of the Bronx.
APPEARANCES—
For Applicant: Alvin F. Golankiewicz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on December 19, 1950, on certain conditions; and
WHEREAS, the applicant requested an extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1950, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit——; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 595/50)

52-52-BZ

APPLICANT—Reginald S. Hardy, for Eugene A. Gallagher, Arthur A. Gallagher and Francis M. McGoldrick, owners.
SUBJECT—Application for consideration—reopening as to an extension of time to complete and as to leaving gas pump in present location—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from public garage for more than five motor vehicles to truck transfer terminal.
PREMISES AFFECTED—190-202 Highland place, west side, 162 ft. south of Fulton street, Block 3958, Lot 33, Borough of Brooklyn.
APPEARANCES—
For Applicant: Reginald S. Hardy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened, resolution amended and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 12, 1955; and
WHEREAS, the resolution was amended from time to time and last amended on April 12, 1955; and
WHEREAS, the applicant requested a further amendment of the resolution and extension of time.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 21, 1954 as thereafter *amended* by resolutions adopted through April 12, 1955 by adding thereto:
"that in the event the owner desires to retain and maintain an existing gasoline pump within the garage such gasoline service station, for use only for cars stored within the garage, may be permitted to be continued; and as to completion of work that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 214/52).

130-21-BZ—Vol. III

APPLICANT—Seymour W. Gage, for Paramount Distillate Company, owner.
SUBJECT—Application for consideration — reopening as Vol. III as to an extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business and residence use, C area and D district, the extension of existing building (garage, factory, storage and office) using more than the area permitted.
PREMISES AFFECTED—94 Monroe street, west side, 36.2 ft. south of Pelham street, Block 255, Lot 48, Borough of Manhattan.
APPEARANCES—
For Applicant: Seymour W. Gage.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners, Kleinert, and Keating and Deputy Chief Connolly 4
Negative 0

210-21-BZ—Vol. II

APPLICANT—Albert B. Bauer, for Department of Public Works (City of New York.) owner.
SUBJECT—Application for consideration—reopening as to consider changes of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted, under section 7c of the zoning resolution, permitting the extension from an unrestricted into a business district, of a proposed housing station for motor equipment of the Department of Sanitation.
PREMISES AFFECTED—535-45 East 80th street, 8-16 East End avenue, northeast corner, Block 1577, Lot 23, Borough of Manhattan.
APPEARANCES—
For Applicant: S. H. Greenhill.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider change of use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

1294-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Wells Clothes Inc., owner.

SUBJECT—Application for consideration — reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.
PREMISES AFFECTED—741-761 East New York avenue (739 displayed, East New York avenue), north side, 40 ft. west of Troy avenue, Block 1428, Lot 47, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

122-31-BZ—Vol. II

APPLICANT—Triangle Utilities, Inc., for Arthur Saracino, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner of 142nd street, Block 1122, Lot 134, South Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Irving M. Getnick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing on November 15, 1955, at 10 A.M., subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Maspeth Warehouse Inc., owner. (Smilen Bros., lessee).
SUBJECT—Application for consideration—reopening to consider new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 21 and 19A(j) of the zoning resolution, permitting in a retail use D area district, the erection and maintenance of a business building (supermarket) using more than the area permitted and with an entrance to required loading berth nearer the intersection than is permitted.
PREMISES AFFECTED—2916-2924 Gravesend Neck road, 3442-3454 Nostrand avenue, southwest corner, Block 7362, Lot 8, Borough of Brooklyn.
APPEARANCES—
For Applicant: John M. Hronec.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

96-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Co., Inc. owner. (Bergen Cabinet Inc., lessee).
SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use C area district, the extension of a woodworking factory, occupying more than the permitted area and omitting the required rear yard.
PREMISES AFFECTED—1548-64 Bergen street, south side, 176 ft. west of Utica avenue, Block 1354, Lots 28 and 30, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

390-47-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for George C. Apostle, owner, Loralie Realty Corp., lessee.
SUBJECT—Application for consideration—re change of arrangement and zone from a decision of Borough Superintendent under section 7A of the zoning resolution to permit in local retail business use district the erection and maintenance of a business building with show windows within 75 ft. of residence use district.
PREMISES AFFECTED—83-40 to 83-50 Woodhaven boulevard, west side, 126.83 ft. south of Myrtle avenue, and 82-55 to 82-71—89th street, Block 3866, Lot 160, Woodhaven, Borough of Queens.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn in view of the assignment of the matter to Cal. No. 798-55-A.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative: .....

798-55-A

APPLICANT—Leonard F. Rothkrug for George C. Apostle, owner, Loralie Realty Corp., lessee.
SUBJECT—Application from a decision of Borough Superintendent re proposed show windows within 75 ft. of residence use district (Forest Park).
PREMISES AFFECTED—83-40 to 83-50 Woodhaven boulevard and southeast corner of Myrtle avenue and 89th street, Block 3866, Lot 160, Glendale, Borough of Queens.
APPEARANCES—
For Applicant: Leonard Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application accepted as administrative appeal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative: .....
THE RESOLUTION—
Resolved, that the Board of Standards and Appeals do hereby *accept* as an administrative appeal and assign Cal. No. 798-55-A, and set for hearing on October 18, 1955,

2 P.M., and file under such appeal papers received with a letter of September 15, 1955 asking for reopening of Cal. No. 390-47-BZ, Vol. III.

118-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Mareve Realty Corp., owner.
SUBJECT—Application for consideration — reopening as Vol. III for extension of use in an increased size lot, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i and 7f of the zoning resolution, permitting in a business C area district, the erection and maintenance of a building to be used as a machine shop, locker room auto parts, storage and sales, radiator repairs, auto repairs, loading and unloading, platform, and the storage of more than five motor vehicles without the required rear yard; and permitting the existing sale and display of more than five motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—150-11 to 150-29 Hillside avenue, north side, 110 ft. east of 150th street, Block 9706, Lots 88, 90, 92, 94 and 98, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

61-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.
SUBJECT—Application for consideration — reopening as Vol. II, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7f, 7i, 7h and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting the parking of more than five motor vehicles waiting to be serviced, with proposed curb cut, show window, and sign more than the permitted distance from the intersection.
PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-740 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6 and 64, Borough of Brooklyn.
APPEARANCES—
For Applicant: Ingram S. Carner.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

364-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.
SUBJECT—Application for consideration — reopening as to an amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, E-1 area district, the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted and without the required side yards.
PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.
APPEARANCES—
For Applicant: E. J. Cappello.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing on November 9, 1955, at 10 A.M., subject to the regular procedure, waiving all requirements except new decision of the borough superintendent and two publications in the Bulletin.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 3:35 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, OCTOBER 14, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert and Commissioner Keating.

784-41-SR

Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.
APPEARANCES—Joseph Goldstein, for the N. Y. C. Housing Authority.
ACTION OF BOARD—Rules amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1
Adjourned: 10:45 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

---

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 23, 1955, as they appeared in Bulletin No. 9, Vol. 40, are hereby corrected to read as follows:

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.
SUBJECT—Application May 25, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office (previously granted for a term of years, the parking and storage of motor vehicles, extended from time to time until legalized by amendment of the zoning resolution.)
PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.
APPEARANCES—
For Applicant: Alberico Pompa and Rocco Tricarico.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACT OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 15, 1954 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; laid over to February 23, 1955, for inspection and decision, hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 31st street and Broadway are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1954 acting on N. B. Applic. 540-54, reads:

"1. Proposed use of premises located in a business use district as a gasoline service station, lubritorium, office, storage, salesroom, auto repairs and car washing is contrary to Article II Sec. 4-29 & 46 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 197 ft. frontage by 80 ft. in depth, now used as a parking lot; that on the northeast corner, fronting the street, there is an old wooden two car garage and close to it an old shed used as an office; that the entire area is surfaced with cinders and is enclosed by a concrete block wall, 4 ft. high with a wire fence extending 2 ft. above it on the building line, except for the driveway section and in front of the two car garage; that there is a 5 ft. 6 in. chain link fence on the north lot line a concrete block wall 5 ft. 6 in. in height, except for a few short sections of wood, and chain link fences on the rear lot line and by the walls of the adjoining buildings on the south lot line; that it is proposed to erect a modern one story building of face brick masonry designed to provide lubrication facilities with two hydraulic lifts of approved type, car wash, minor auto repairs with hand tools only, office and storage and sale of miscellaneous auto accessories and modern rest rooms for patrons; that it is also proposed to install twelve 550 gallon storage tanks, six dispensing pumps and to provide two curb cuts on 31st street; that it is also desired that the present permit for the parking and storage of more than five motor vehicles be extended because of the availability of parking space on each of the sides of the plot; that this limited parking would not cause any congestion because of the large width of the plot; that the proposed building, 64 ft. by 41 ft., will be located 8 ft. from the rear lot line and near the center of the plot so that it will be well away from the adjacent lots; that the office portion of the building will be faced with plate glass and the rest of the front of the building and the two sides will be finished with face brick with cast stone sills and copings; that the rear wall will be of concrete blocks; and

WHEREAS, the applicant further states that except for the 8 ft. strip in back of the building, which will be planted, the entire area within the lot and building lines will be surfaced with asphaltic paving and the sidewalk area with concrete paving; that the existing concrete block wall on the building line will be removed and the short sections of wood and chain link fences on the rear lot will be removed and replaced with a concrete block wall to match the existing one, 5 ft. 6 in. in height and properly coped; that the existing chain link fence on the north lot line being in good condition will not be removed and no fence will be necessary on the south lot line because of the occurrence of walls of the adjoining buildings; that there will be no conspicuous signs and the electric lighting installation will be so designed as to provide maximum lighting to the area without causing any glare to the dwellings on the adjoining lots; and

WHEREAS, the applicant contends that the premises fronts on 31st street and is located 103 ft. from its intersection with Broadway; that this intersection is a very busy one because of the heavy motor traffic on Broadway and on 31st street, especially the latter one, with traffic leading to and from the Triboro bridge; that this plot and other similar vacant plots in the vicinity fronting on 31st street are not desirable locations for any residential developments because of the heavy motor traffic and because of various non-conforming uses such as storage buildings, warehouses, parking lots, etc., that have been already established; that because of this industrial trend the proposed project will not be detrimental to nor affect any adjoining properties; and

WHEREAS, the applicant states that the present owner has held title to the property since January 1, 1948 and that the assessed valuation of land is $20,000, and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten (10) years to permit the premises to be used and occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "received, May 25, 1954, (6 sheets), *on condition* that all existing buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of 31st Street, and the premises shall be arranged and constructed as indicated on plans cited above; that the accessory building shall have no cellar below and shall be constructed and arranged as indicated on such plans; that it shall be faced with face brick; that the pumps shall be of a low approved type and erected not nearer than fifteen (15) feet to the street building line; that along the interior lot line where walls of adjoining buildings do not occur there shall be erected a masonry wall not less than five feet six inches in height; that the balance of the premises shall be paved with asphalt or concrete; that curb cuts shall be restricted to two curb cuts each 30 feet in width located as shown with no portion of any curb cut nearer than five feet to a side lot line as prolongated; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing for adjustment with hand tools only and maintained solely within the accessory building; that planted area as shown shall be so maintained at all times, properly protected with curbing not less than six inches in height and six inches in width; that the number of gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that such sign may be either to the north or south except that it shall be not nearer than fifteen feet to a side lot line so as not to be objectionable to the adjoining owners; *that parking and storage of motor vehicles for a similar term, may be permitted under Section 7h* and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

*Correction—The words *"that parking and storage of motor vehicles, for a similar term, may be permitted under Section 7h"* inserted in the resolution, as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 22, 1955, as they appeared in Bulletin No. 39, Vol. 40, are hereby corrected to read as follows:

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application for consideration—reopening as to amendment as to location of toilets—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution permitting in a residence use district, the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car washing, motor vehicle repair, storage and sale of accessories and office and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive and 332-340 Beach 101st street, southeast corner at

MINUTES

331-337 Beach 100th street, Block 585, Lot 40, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. 111, on July 27, 1954, on certain conditions; and

WHEREAS, the resolution was amended again on July 12, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions adopted on April 14, 1942, as thereafter *amended* by resolutions adopted through July 12, 1955 by adding thereto:

"that arrangements of the toilets in the gasoline service station may be as now proposed and shown on plan marked, "Received, August 22, 1955" (one sheet) *on condition* that in all other respects, including removal of windows in the rear wall of this building, as indicated on plans filed with this request for amendment marked, "Received, August 22, 1955" (one sheet) and that in all other respects the resolution above cited shall be complied with." (N.B. 4492/53)

*Correction—Reference to plans marked "Received August 27, 1955" (one sheet) changed to "August 22, 1955".

RULES

RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK ADOPTED BY THE BOARD OF STANDARDS AND APPEALS JULY 15, 1955, EFFECTIVE AUGUST 10, 1955. (CAL. 958-47-SR VOL. II)

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 1,500 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail District. (a) In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except that in a restricted retail district no building or premises shall be used

and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of the first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "hereafter established" shall mean those dry cleaning establishments established after January 1, 1953.

1.5. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

1.6. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wearing apparel, textiles, fabrics or articles of any other sort.

1.7. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals.

2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings and obtain its approval. Any prior approval shall be a compliance with this rule.

2.2. The requirements of Rule 2.1. shall not apply to existing dry cleaning establishments.

2.3. No dry cleaning unit shall be installed unless such unit is approved by the Board of Standards and Appeals.

2.4. The use of any existing commercial premises, as defined in Article 4, Administrative Building Code, for any dry cleaning establishment shall not be deemed to be a Change of Occupancy within the meaning of Section C26-185.0 of the Administrative Building Code.

2.5. The dry load capacity of all dry cleaning units shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.

2.6. No dry cleaning solvent shall be used unless such solvent has been tested and rated by the Fire Commissioner.

2.7. It shall be unlawful in any dry cleaning unit approved by the Board to use any solvent having a flashpoint other than that for which the dry cleaning unit has been approved by the Board.

2.8. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

3.1. No hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles but such area may include, in conjunction with the dry cleaning establishment, unless otherwise prohibited by law, ordinary storage, boilers, washing equipment, compressors, pumps and filtration equipment.

3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by lawful non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, and fur storage.

3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building, except that this Rule 3.2 shall not apply to those establishments created prior to the effective date of these Rules:

3.2.1. which is of wood frame construction;

3.2.2. which is classified as a public building pursuant to Section C26-235.0 of the Administrative Building Code;

3.2.3. any part of which establishment is within 20 feet of any public building, as defined in Section C26-235.0 of the Administrative Building Code.

Rule 4. Egress.

4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

RULES

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following, except that this Rule shall not apply to those establishments created prior to the effective date of these Rules:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fireproof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fireproof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fireproof enclosing partitions and ceilings within six feet of any dry cleaning unit shall be fire-retarded with one-hour fire resistive materials and doors and with two approved automatic wet pipe sprinkler heads located over the cleaning unit which may have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fireproof self-closing door or fireproof window assembly

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishments any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commission under such conditions as he shall prescribe.

ule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following, except that this Rule shall not apply to those establishments created prior to the fective date of these Rules:

6.1. Unless otherwise specifically exempted by law, no power or heating boiler shall be permitted in the same area or space where dry cleaning units are located unless such boiler or boilers shall be enclosed in a one-hour fireproof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishments or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assemply.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.3. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

7.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide at least four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units, and such ventilation as is otherwise required by law.

RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 14, 1955 EFFECTIVE NOVEMBER 10, 1955

(Cal. No. 784-41-SR)

thority:

Pursuant to the authority vested in the Board of Standds and Appeals by Section 666, (3) and (4) of The New rk City Charter; Sections C26-189.0, C26-191.0, C26-1.0(a), and C26-689.0 of the Administrative Code.

7.1 Design of Forms:

7.8.1.1 Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the form work was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in any portion of such form work before such portion has been duly inspected and certified to the Borough Superintendent by the designing Architect or Engineer who designed the form work as required in Rule 7.8.1.2.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

braced or tied together so as to maintain position and shape and insure safety to workmen and passersby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.6. Whenever in the opinion of the Borough Superintendent the scope of the work is of a minor nature and does not require strict compliance with these rules, he may waive the requirements hereof in an individual case under such conditions as he may prescribe or may require an alternate method.

7.29.0 Power Buggies

7.29.1 Definition.
As used herein, the term "Power Buggy" shall mean an automotive vehicle designed or used for the transportation of materials on and about construction and demolition sites. It shall not include automobiles, motor trucks, general purpose tractors or excavating or material handling machinery.

7.29.2 Responsibility of Employers.
Every employer causing a power buggy to be used shall provide trained and competent operators therefor and shall carry out all provisions of this rule pertaining to him in respect to the use, operation and maintenance thereof.

7.29.3 Assigned Operator.
No person shall operate a power buggy other than an operator assigned thereto by the employer.

7.29.4 Operator in Charge.
A power buggy in use shall be in charge and custody of the operator assigned thereto and no other person shall in any way interfere with or handle it, nor shall the operator cause or permit any other person to do so.

7.29.5 Defective Machines.
No power buggy shall be operated unless it has the mechanical characteristics, features and devices herein required and is in good operating condition.

MECHANICAL REQUIREMENTS

7.29.6 Stability.
Every power buggy shall be so designed and constructed as to withstand without tilting: (a) a 45° turn at full rated load and maximum designed forward speed; (b) a collision stop against wheel blockage on a level grade at full rated load and ½ maximum designed forward or full reverse speed; (c) lateral traversal of 10% slopes at full rated load and maximum designed speed.

7.29.7 Braking Power.
1. Every power buggy shall be provided with brakes and tire surfaces capable of bringing it to a full stop within 25 feet on a level dry plank surface or frictional equivalent at full rated load and maximum designed speed.
2. Brakes shall be capable of being fixed in engagement to hold the full load stationary on a 25% grade.
3. The lateral thrust for which any form work, bridge or scaffold is designed shall be the thrust set up when all buggies operating thereon are stopped at a gravity deceleration of 1 simultaneously.

7.29.8 Accidental Starting.
All movement controls of every power buggy shall be so arranged or shielded that they cannot be inadvertently engaged and so that the buggy cannot be accidentally set in motion.

7.29.9 Warning Devices.
Every power buggy of the riding type shall be equipped with an easily operable horn or other audible warning signal.

7.29.10 Seats and Visibility.
Every power buggy of the riding type shall be provided with an operator's seat or standing platform designed and secured to prevent slipping off and so located that the operator may have maximum practicable driving visibility.

7.29.11 Speed.
Every power buggy of riding type shall be so designed or equipped that it cannot travel faster than 12 M.P.H. on a level surface.

OPERATION

7.29.12 Parking on Grades.
No power buggy shall be left unattended on any grade sufficiently steep to cause it to coast if free of engine and brake resistance.

7.29.13 Conditions for Operation.
No power buggy shall be operated: (a) at a speed greater than 12 M.P.H., (b) when carrying more than its full rated load, (c) on insecure or skiddy surfaces or surfaces so inclined or uneven as to endanger stability, (d) on grades steeper than 25%, or (e) on ramps, runways, or other surfaces not in compliance with this rule.

7.29.14 Special Requirements for Runways, etc.
Runways, ramps, platforms and other surfaces upon which power buggies are operated shall conform to the following requirements:

(a) They shall be substantially constructed and securely supported, braced and fastened to prevent movement
(b) They shall be constructed to sustain without failure at least four times the maximum load for which they are intended.
(c) The minimum width inside of curbs for any ramp runway or platform shall be two feet wider than the outside width of any power buggy operated thereon without passing, and two feet wider than twice such buggy width in the places where passing occurs.
(d) Ramps shall be limited to maximum grades of 25%
(e) All runways shall be substantially level transversely
(f) The use of curbs along the edges of surfaces upon which power buggies are operated shall be governed by the following provisions:
   1. Curbs shall be furnished along all edges which are nearer than ten feet horizontally to an open side wall, shaft or other open space in or through which a fall from such surface of more than 12 inches is possible, except as set forth in (3) below.
   2. Where curbs are not required because the buggy is operated on a surface not over inches above an under surface, such under surface shall be strong enough to sustain the loaded vehicle in the event of a fall thereon.
   3. Curbs may be omitted at actual dumping points more than 12 inches above such under surfaces if the edge over which dumping occurs is provided with bumpers or other means which will effectively stop the buggy from running over the edge while dumping.
   4. Curbs must be at least seven inches high, securely fastened, and capable of resistance to side impact at least equal to that of a 2" x plank set on edge against uprights secured fastened and braced at not less than four feet intervals.

$2.05
EW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

THE LIBRARY OF THE
NOV 14 1955
UNIVERSITY OF ILLINOIS

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | October 25, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 43

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting Tuesday Morning, October 18, 1955, Affecting Calendar Numbers 20-43-BZ, 429-49-BZ—Vol. II, 57-50-BZ—Vol. III, 865-52-BZ, 367-53-BZ, 81-54-BZ, 736-54-BZ, 956-24-BZ, 969-54-BZ, 150-55-BZ, 190-55-BZ, 216-55-BZ, 243-55-BZ, 249-55-BZ, 264-55-BZ, 436-43-BZ, 321-49-BZ—Vols. I and II, 868-54-BZ and 183-55-BZ.

Minutes of Regular Meeting Tuesday Afternoon, October 18, 1955, Affecting Calendar Numbers 178-33-SA—Vol. II, 900-48-SM, 76-55-SM, 144-55-SM, 483-55-SA, 484-55-SA, 800-45-SA, 80-51-SM, 618,53-SA, 741-54-SA, 35-54-SM—Vol. II, 776-52-A—Vol. III, 753-53-A, 639-55-A, 632-54-A—Vol. II, 824-54-A, 447-55-A, 527-55-A, 798-55-A, 1072-23-BZ, 342-40-BZ—Vol. III, 316-53-BZ—Vol. III, 790-53-BZ, 280-54-BZ, 865-54-BZ, 67-33-BZ—Vol. II, 313-33-BZ—Vol. II, 535-37-BZ—Vol. IV and 658-41-BZ—Vol. II.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to October 18, 1955

Cal. No. *Dept.* *Premises Affected*

799-55-A—H.B.M.—360 West 53rd street, south side, 125 ft. east of 9th avenue, Block 1043, Lot 59, Borough of Manhattan, Amendment to Alt. 1514-50—re alteration of old law tenement.

800-55-BZ—H.B.Q.—61-11 213th street, southeast corner of Horace Harding boulevard, Block 7603, Lot 1, Bayside, Borough of Queens, Alt. 2204-55—re building nearer than 15 ft. from street line.

801-55-BZ—H.B.M.—3-7 Pelham street, south side, 45 ft. east of Monroe street, Block 255, Lots 43 and 45, Borough of Manhattan, Alt. 839-55—re parking lot for more than five motor vehicles in residence use district.

802-55-BZ—H.B.Q.—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens, N.B. 3996-55—re gasoline service station, lubritorium, repairs, office, parking of cars to be serviced, etc.; show window within 75 ft. of residence use district.

803-55-BZ—H.B.Q.—160-26 21st road, south side, 25.07 ft. east of Clintonville street, Block 4879, Lot 32, Whitestone, Borough of Queens, Amendment to N.B. 3555-54—re setback; erection of 2 family dwelling in residence use, E-1 area district.

804-55-A—H.B.M.—5 East 17th street, north side, 125 ft. east of 5th avenue and 6 East 18th street, Block 846, Lot 6, Borough of Manhattan, Alt. 440-55—re second means of egress.

805-55-A—H.B.B.—90 Stanwix street, east side, 100 ft. 1½ in. north of Forrest street, Block 3140, Lot 1, Borough of Brooklyn, Amendment to Alt. 4693-46—re exits.

806-55-BZ—H.B.Bx.—2922½ Bruckner boulevard, south side, 125 ft. west of Edison avenue, Block 5419, Lot 191, Borough of The Bronx, Alt. 897-55—re area.

807-55-BZ—H.B.Bx.—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx, N.B. 1627-55—re gasoline service station, minor repairs and auto laundry in a business use district.

808-55-BZ—H.B.Q.—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens, N.B. 4021-55—re gasoline service station, lubritorium, auto repairs (hand tools only), parking of cars waiting to be serviced, etc. in retail use district.

809-55-A—H.B.B.—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, 1st floor, Block 1354, Lots 28 and 30, Borough of Brooklyn, Alt. 278-55—re factory use in a frame building.

810-55-BZ—H.B.Q.—61-24 to 61-30 Utopia parkway and 175-01 to 175-25 64th avenue, northwest corner, Block 6891, Lot 3, Fresh Meadows, Borough of Queens, N.B. 3669-55—re automatic auto laundry, office, parking for more than 5 cars in residence and retail use district.

811-55-BZ—H.B.Q.—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens, N.B. 3643-55—re garage located within 15 ft. of the street line.

812-55-BZ—H.B.B.—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn, N.B. 2197-55—re gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non automatic), parking for more than 5 cars waiting to be serviced, etc. in business use district.

813-55-BZ—H.B.B.—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn, Alt. 3159-55—re extension of commercial building into a residence use district; area excessive.

814-55-BZ—H.B.Bx.—1034-1040 College avenue, east side, 100 ft. north of East 165th street, Block 2433, Lot 6, Borough of The Bronx, Alt. 906-55—re parking and storage of motor vehicles in a residence use district.

Restored to Docket

313-33-BZ Vol. II—H.B.Q.—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens, N.B. 3492-55—re gasoline service station, auto wash, lubritorium, service parking, etc. curb cut, etc., in a business and residence use district.

535-37-BZ Vol. IV—H.B.B.—958-980 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan street, Block 1305, Lot 40, Borough of Brooklyn, Alt. 2791-55—re change of use from a public garage for more than 5 cars, parking of not more than 30 cars; to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, parking and storage of motor vehicles, etc., in a business and residence use district.

67-33-BZ Vol. II—H.B.Bx.—1225 East 233rd street and 3900-3910 Baychester avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx, Alt. 762-55—re extension of use of a gasoline service station to include lubritorium, minor auto repairs, office and parking and storage of motor vehicles, etc. in a residence and business use district.

658-41-BZ Vol. II—H.B.B.—627 to 736 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn, N.B. 2082-55—re gasoline service station, lubritorium, car wash, minor auto repairs, office, sales, parking and storage of motor vehicles, etc. in a residence and retail use district

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M. Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, etc. ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

62-51-BZ Vol. II

APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.

PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

54-55-BZ

APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.

PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for applicant to file revised plans showing true existing conditions; inspection and decision; hearing closed.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

CALENDAR

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed; then to October 25, 1955, for full vote of the Board.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

Laid over from September 27, 1955 to October 4, 1955, for applicant to advise Board as to proposed occupancy; hearing closed; then to October 18, 1955, for applicant to submit new decision of borough superintendent, revised plan and plan showing adjoining buildings and uses; then to October 25, 1955, for applicant to file revised plans showing the connection with existing showroom on the corner of Hicks street and entrance to the rear yard, also entrance to showroom at rear.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; then to October 18, 1955, for consideration and decision; hearing closed; then to October 25, 1955, for further consideration and decision; in view of hearing additional objections; hearing closed.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; then to October 25, 1955, for applicant to file revised plans as to elimination of curb cut, change of sign and building face.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building; also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed; then to October 11, 1955, at the request of the applicant until the Board acts on Cal. No. 190-55-BZ, now laid over to October 11, 1955, 10 a.m.; then to October 18, 1955, for inspection and decision; hearing having been held; then to October 25, 1955, for decision.

1083-47-BZ Vol. II

APPLICANT—Wechsler and Schimmenti, for 333 East 105th Street Corp., owner (Domestic Linen Service, Inc. lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, a one story extension of existing wet wash laundry or westerly building line, to be used as an additional loading space; and permitting the extension of the balance of third floor court and permitting the construction of unbuilt balance of fourth floor (court).

PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue, Block 1667, Lots 14, 15 and 17, Borough of Manhattan.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application reopened September 20, 1955 for consideration of resolution as adopted in view of change of zoning—re (decision of the borough superintendent previously granted on condition under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

CALENDAR

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).
SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy from two family dwelling to offices.
PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).
SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district the parking and storage of motor vehicles for a term of five years.
PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

792-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner
SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of present uses of sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.
PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

793-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.
SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.
PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

835-55-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank for Savings in the City of New York, owner.
SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the construction of off-street loading berths with access thereto less than 50 ft. from a street intersection.
PREMISES AFFECTED—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

836-55-A

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamens' Bank in the City of New York, owner.
SUBJECT—Application June 27, 1955—re Appeal from a decision of the borough superintendent, re fire tower.
PREMISES—72 Wall street and 161-169 Pearl street, northwest corner and 73-77 Pine street, southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

666-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.
SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.
PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

232-55-BZ

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.
SUBJECT—Application March 25, 1955—re (decison of the borough superintendent) under sections 7(c) and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district; to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.
PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.
SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under sections 7(c), 7(h) and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick Boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.
PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).
SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.
PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

8-55-BZ

APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).
SUBJECT—Application January 5, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district the storage and baling of new fabric remnants and waste clippings.
PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

CALENDAR

13-55-BZ

APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S. F. Brown), owner (Car Wholesalers, Inc., lessee).
SUBJECT—Application January 12, 1955—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a site partly in a business use district and partly in a residential district, the extension of the existing use for the sale of used cars into the residential district and to allow curb cuts at a point less than 75 ft. from the residential zone.
PREMISES AFFECTED—63-11 Queens boulevard, north side, from 63rd to 64th streets, Block 1340, Lot 1, Jackson Heights, Borough of Queens.

127-55-BZ

APPLICANT—Patrick D. Concagh, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.
SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7b, 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than 5 cars, and storage room.
PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.
PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

255-55-BZ

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al., owners.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owner.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

256-55-A

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et. al., owners.
SUBJECT—Application April 1, 1955—re Appeal from a decision of the borough superintendent and from orders and decision of the fire commissioner—re class III construction—masonry walls.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-37 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.
PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon October* 25, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

224-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.
SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re use of spray booth and conveyor (not approved).
PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1 Borough of The Bronx.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.
SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Parkinson avenue.
PREMISES AFFECTED—1231-1253 (1233 official, formerly 1138) Hylan boulevard, and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

872-54-A

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.
SUBJECT—Application November 10, 1954—re Appeal from a decision of the borough superintendent—for a variation of the provision of the Administrative Building Code to permit the use of a frame building as a school and offices.
PREMISES AFFECTED—65-76 Kissena boulevard, west side, 32.49 ft. north of Melbourne avenue, Block 6517, Lot 1, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 1, 1955, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

804-54-BZ

APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.
PREMISES AFFECTED—79-85 Georgia avenue, east side 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.
Laid over from October 4, 1955, to November 1, 1955, for inspection and decision; hearing closed.

350-54-A

APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).

CALENDAR

SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner—re discontinue use of Oxy-Acetylene torch.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.
Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to November 1, 1955, applicant to file revised plans.

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.
SUBJECT—Application reopened October 5, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence district and in a Class D area the extension and maintenance of gasoline service station, lubritorium, office, car washing, minor auto repairs, parking and storage of motor vehicles.
PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

301-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.
SUBJECT—Application August 8, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Nelson avenue.
PREMISES AFFECTED—3975-3985 Hylan boulevard (3981 official) and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

35-55-BZ

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.
SUBJECT—Applictaion September 20, 1955—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit the location of required loading berths within 50 ft. of a street intersection.
PREMISES AFFECTED—73-93 Sands street, north side, from Pearl street to Prosepct street and Manhattan Bridge, 74-88 Prospect street and 137-145 Pearl street, Block 77, Lots 1-22, Borough of Brooklyn.

25-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R. M. H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessees).
SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough of superintendent) under sections 7c, 7e, 7f, 7h and 7i of the zoning resolution, to permit in a manufacturing retail and residence use district the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and free parking for employees and patrons only).
PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn.

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.
SUBJECT—Application reopened June 1, 1955 as Vol. III re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the change of use from shelter, outdoor garage, parking of more than 5 cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, store, parking and storage of motor vehicles.
PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3, and 5, Borough of Brooklyn.

718-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastroianni, owner.
SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7i and 7c of the zoning resolution, to permit in a business use district the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on this property), and sale of used cars, to motor vehicle repairs, auto body and fender repairs, auto upholstery, parking and storage of more than 5 cars.
PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.
PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

539-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield.
SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.
PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.
SUBJECT—Application November 2, 1954—re (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.
PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

220-55-BZ

APPLICANT—Albert Mehlniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).

CALENDAR

SUBJECT—Application March 22, 1955—re (decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted for a term of 15 years.
PREMISES AFFECTED—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot 1, West Brighton, Borough of Richmond.

284-55-BZ
APPLICANT—Vito P. Battista, for Dora Heissenbuttel, owner.
SUBJECT—Application April 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.
PREMISES AFFECTED—123 Bergen street, north side, 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

708-53-SA
APPLICANT—Airtemp Division of Chrysler Corp., owner.
SUBJECT—Application September 28, 1953—Chrysler Airtemp Gas-fired Air Conditioners, Models 4267, 4280, 4180, 4110, 4212, A-106 and A-107; approval of.

681-53-SA
APPLICANT—Speed Queen Corporation, owner.
SUBJECT—Application August 24, 1953—Speed Queen Clothes Dryer (gas-fired), Models DG11 and DG12, approval of.

385-55-SM
APPLICANT—W. L. Gates, for the Celotex Corp., owner.
SUBJECT—Application May 16, 1955—Acoustic-Celotex Lumicel and Acousti-Lux Panels for translucent ceilings (light diffuser), approval of.

363-55-SA
APPLICANT—Overhead Heaters New York, Inc., for Norman Products Co., owner.
SUBJECT—Application May 4, 1955—Norman Gas Conversion Burners, Models NP-6-300, NP-5-145, NP-5-160, NP-3-200, NP-3-160, NP-3-145, NP-3-300, NP-33-300, NP-6-145, NP-6-160 and NP-6-200, approval of.

481-52-SA
APPLICANT—Guilbert Inc., owner.
SUBJECT—Application June 16, 1952—Guilbert, Inc., Interlock for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AR-2, approval of.

482-52-SA
APPLICANT—Guilbert Inc., owner.
SUBJECT—Application June 16, 1952—Guilbert, Inc., Lock and Contact for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AS-1, approval of.

368-47-SA—Vol. II
APPLICANT—General Machine Company, Inc., owner.
SUBJECT—Application reopened June 14, 1955 as Vol. II as to additional models for test and report re E.F.M. Oil Burner, Model DT-30, previously approved re E.F.M. Oil Burner, Models CT-30, CT-55 and CT-120 Gemaco Oil Burner, Models AT-45, AT-75 and AT-100.

439-52-SM—Vol. II
APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).
SUBJECT—Application reopened May 18, 1954 as Vol. II for test and report as to Aluminum foil laminated on wallboard—Gold Bond Foil-Back Fire Shield Wallboard (interior partitions).

68-55-SM
APPLICANT—Joseph Platzker, for Chemical Products Co., owner.
SUBJECT—Application January 26, 1955—Kwik-Weld (bonding agent), approval of.

56-55-SM
APPLICANT—Joseph Platzker, for American Sta-Dri Co., owner.
SUBJECT—Application January 3, 1955—Sta-Dri-Link (bonding agent) approval of.

160-49-SM—Vol. II
APPLICANT—Flexible Connector Com. of America, owner.
SUBJECT—Application reopened September 20, 1955 as to amendment to resolution as to modification of Connector—re Long-Flex Gas Stove Connector; previously approved.

153-44-SA
APPLICANT—The Quincy Stove Manufacturing Company, owner.
SUBJECT—Application reopened June 7, 1955 amendment to resolution as to additional models of Monogram Oil Fired Heaters—re Monogram Oil Fired Heaters (circulating), Models E30, G30, H30, K30, L30, R30, 38A, 130, 38B, 130, 37C, 130, 38B, 240, 37C, 240, 38B 340, 37C 340, E50, G50, H50, K50, L50, A50, S50, 38A 150, 38B 150, 37C 150, 38B 250, 38B 350 and 37C 350; previously approved.

75-50-SM
APPLICANT—Robbins Floor Products, Inc., owner.
SUBJECT—Application reopened May 24, 1955 amendment to resolution as to additional vinyl floor tile—re Robbins Lifetime Vinyl Floor Tile (floor covering; previously approved.

35-45-SM
APPLICANT—Russell & Erwin Division of American Hardware Corp., owner.
SUBJECT—Application reopened January 4, 1955 amendment to resolution as to new model of Panic Bolts—re Russwin Panic Bolts, Types 564, 564½, 566, 567, 567½ Types 80, T80, 86, T86, 86NT, T86NT 86½, T86½ 86½NT, 87, T87, 87½, 88, T88, 89, T89, 89A, T89A, 280 T280, 080, T080, 40, 43 x 45, 45, 60, 63 x 65, 65, 165 66, NT66, 66½, NT66½, 75, 67½, 68, 69, 69A, 90, 96, 96½ 97 97½, 98, 99A, 168, 240, and 260; previously approved

493-54-A
APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.
SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provid 4" fuel oil storage concrete jacket for fuel oil storage tank.
PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

798-55-A
APPLICANT—Leonard F. Rothkrug, for George C. Apostle, owner (Loralie Realty Corp., lessee).
SUBJECT—Application October 11, 1955—re Appeal from a decision of the borough superintendent—re proposed show windows within 75 ft. of a residence use district (Forest Park).
PREMISES AFFECTED—83-40 to 83-50 Woodhaven boulevard and southeast corner of Myrtle avenue and 89th street, Block 3866, Lot 160, Glendale, Borough of Queens

CALENDAR

735-54-A

APPLICANT—John A. Knubel, for Knubel and Persich, (Gormil Realty Corp., owner).

SUBJECT—Application September 19, 1954—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—21 West 39th street, north side, 380.6 ft. west of 5th avenue, Block 841, Lot 26, Borough of Manhattan.

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owner.

SUBJECT—Application November 29, 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.

PREMISES AFFECTED—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

311-55-A

APPLICANT—Mario M. De Optatis, for John Hall, owner.

SUBJECT—Application April 15, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, Multiple Dwelling Law—re depth of rear yard.

PREMISES AFFECTED—42 East 63rd street, south side, 171 ft. 5 in. west of Park avenue, Block 1377, Lot 14, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning,* November 9, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

79-55-BZ

APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.

PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 142 Corona, Borough of Queens.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

16-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

243-55-BZ

APPLICANT—Larry Meltzer, for S. R. K. Realty Corp., owner (Owner under Purchase Contract—Joseph Clemente).

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

Laid over from October 11, 1955 to October 18, 1955, at the request of an objector; applicant concurring, no further requests for adjournment; then to November 9, 1955, for applicant to file revised plans showing distance from lot line of proposed site to the wall of the first adjacent house on lot 32, and also showing elevation of grade.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application reopened October 11, 1955 for consideration as to amendment as to width of side yard north and court south—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, E-1 area district, the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glasgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning

CALENDAR

resolution, to permit in a residence use district the change in occupancy from dead storage for autos, garage and one apartment (one family), to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.

SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

193-55 BZ

APPLICANT—Burke, Green and Groh, for The Glidden Co., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of patrons and employees cars (no fee to be charged).

PREMISES AFFECTED—45-05 94th street, southeast corner of 45th avenue, Block 1602, Lot 1, Elmhurst, Borough of Queens.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 21 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26 Dongan Hills, Borough of Richmond.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman, and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue and Appeal from a decision of the borough superintendent—re frame building with fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.

SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.

PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

454-55-BZ

APPLICANT—Office of Alfred Easton Poor, for Empire Trust Co., owner.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under 21 of the zoning resolution, to permit in a retail use, B area district the proposed vertical extension of the existing elevator shaft in the northeast corner of the building.

PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29 Borough of Manhattan.

455-55-A

APPLICANT—Office of Alfred E. Poor, for Empire Trust Co., owner.

SUBJECT—Application June 8, 1955—re Appeal from a decision of the borough superintendent—re fire tower and egress.

PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan.

497-55-BZ

APPLICANT—Andrew Di Camillo, for 13th Avenue Holding Corp., owner.

SUBJECT—Application June 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D1 area district the erection of a building using more than the area permitted

PREMISES AFFECTED—8118 13th avenue, west side, 6 ft. north of 82nd street, Block 6291, Lot 43, Borough of Brooklyn.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street and 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 473, Lot 4, Whitestone, Borough of Queens.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unit Gallega of the United States, Inc., owner.

SUBJECT—Application July 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.

PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

NOVEMBER 9, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November* 9, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.
SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

387-55-A

APPLICANT—William H. Hickin, for E. I. du Pont de Nemours and Co., owner.
SUBJECT—Application May 9, 1955—re Appeal from a decision of the fire commissioner re Classification of Blasting agent known as "Nitramon" and "Nitro-Carbo-Nitrate" for use in New York City.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.
SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wood working shop with power tools), and without the required loading berth and without the required height and width of entrance.
PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.
Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated; then to November 15, 1955, at the request of the applicant for the owner to advise the Board more in detail as to a proposed tenancy.

50-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.
SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.
PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.
Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school; then to November 15, 1955, at the request of the applicant; owner is considering a conforming use.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.
Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board; then laid over from October 18, 1955, to November 15, 1955, for applicant to submit a new decision of the borough superintendent, omitting the marinar and including the extension of the lot.

264-55-BZ

APPLICANT—Lama, Proskauer and Prober, for U and O Corporation, owner.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles with show window, curb cuts and signs nearer the residence use district than is permitted.
PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn.
Laid over from October 18, 1955 to November 15, 1955, for inspection and decision; hearing closed.

122-31-BZ Vol. II

APPLICANT—Arthur Saracino, owner.
SUBJECT—Application reopened October 11, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner, Block 113, Lot 134, South Jamaica, Borough of Queens.

496-32-BZ Vol. II

APPLICANT—David Kraus, for Nathan Temares, owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed extension of the building of roof level to create a new fifth floor, same height as the present penthouse, using more of the area than permitted by the Zoning Resolution.
PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

529-47-BZ Vol. II

APPLICANT—Knickerbocker Federal Savings and Loan Association, lessee, for Ralph DeMayo, owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sec-

CALENDAR

tions 7c, 7e and 7A of the zoning resolution, to permit in a business and residence use district, proposed extension of patrons parking, on a lot partly in a business use district, accessory to a structure wholly in a business use district, into the residence use district; curb cuts into a residence use district, proposed show window in rear south wall of building.

PREMISES AFFECTED—3474-3478 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of The Bronx.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan.

556-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (K.D.B. Realty Holding Corp., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

557-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (Genevieve Naylor, lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio, and one family dwelling, (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).

PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

46-55-BZ

APPLICANT—Arthur J. Goldsmith, for LaSalle Holding Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail district, a cabaret in an existing restaurant on premises.

PREMISES AFFECTED—34-36 East 60th street, south side, 131 ft. west of Park avenue and 178 ft. east of Madison avenue, Block 1374, Lots 42 and 43, Borough of Manhattan.

153-55-BZ

APPLICANT—Patrick D. Concagh, for Jessie Millefiori, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district the maintenance of existing uses of auto repair, body, fender and spraying shop.

PREMISES AFFECTED—2955-2957 Boston road, west side, 95.93 ft. south of Adee avenue, Block 4555, Lot 26, Borough of The Bronx.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

269-55-BZ

APPLICANT—Robert Gottlieb, for Leon Goldstein, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars for a term of 5 years.

PREMISES AFFECTED—2107-2109 Prospect avenue, west side, 100.21 ft. north of East 180th street, Block 3096, Lot 33, Borough of The Bronx.

313-55-BZ

APPLICANT—Murray Landau, owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district and F area the erection of a 1 car garage for private use of owner. Proposed building has a setback of less than 1 feet.

PREMISES AFFECTED—161-01 85th avenue, northeas corner of 161st street, Block 9785, Lot 46, Jamaica, Bor ough of Queens.

678-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Th Dime Savings Bank of Brooklyn, Sidney Silverman, Ma Zeisk and Howard I. Goldberg, owners.

SUBJECT—Application August 30, 1955—re (decision o the borough superintendent) under section 7c of the zon ing resolution, to permit in a business and residence us district, the extension of present banking facilties in business use district, into the residence use district and th parking of patrons' and executives' cars (no fee charged in conjunction with new Drive In Banking Booth.

PREMISES AFFECTED—8501-8523 19th avenue an 1901-1911 86th street, northeast corner, and 1902-191 85th street, Block 6345, Lots 1, 6, 9 and 11, Borough c Brooklyn.

HARRIS H. MURDOCK, *Chairma*

CALENDAR

NOVEMBER 15, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.
SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors.
PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

273-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co., Inc., owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent relating to construction and exits.
PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

597-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.
SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.
PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 22,* 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

65-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.
SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.
PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.
Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed; applicant to file one or two comprehensive protographs showing the general conditions and a plan giving more details of the proposed retaining wall.

29-49-BZ Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.
PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.
Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed; applicant to submit revised plans showing proposed conditions; administrative appeal to be heard on same date.

355-55-A

APPLICANT—Henry G. Harris, for E. Gabel, owner.
SUBJECT—Application March 31, 1955—re Appeal from a decision of the borough superintendent as to exits.
PREMISES AFFECTED—38 Central Park South, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

57-50-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.
PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.
Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed; companion "A" case to be calendared for same date.

58-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to exits.
PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

956-54-BZ

APPLICANT—David Kraus, for Kerlin Homes, Inc., owner.
SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.
PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.
Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed.

216-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.
SUBJECT—Application March 15 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district the storage and sale of compressors and parts, and off street loading.
PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.
Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.
SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio

CALENDAR

and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.

PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 29, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re fire escape; exit.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue Inc., owner (Benenson Realty Corp., lessee).

SUBJECT—Appeal filed October 20, 1954—from an order and decision of the fire commissioner—re sprinkler in cabinets (storage of film).

PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 1955, 10 A. M.

Present: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 4, 1955, were approved as printed in the Bulletin of October 11, 1955, Vol. 40, No. 41.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher, Thomas Berkery and Joseph B. Cavallaro.

For Opposition: Frank S. Samansky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1955, at 10 A. M. for decision; hearing closed.

429-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.

PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris, Leonard F. Rothkrug and Martin Isaacs.

For Opposition: Lee Del Vecchio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955 at 10 A. M. for inspection and decision; hearing closed; applicant to submit revised plans showing proposed conditions; administrative appeal to be heard on same date.

57-50-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Darmarco Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district, the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and offic

on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Clarence R. Freeger, Arthur Eckstein and Herbert Klugman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 10 A. M. for inspection and decision; hearing closed; companion "A" case to be calendared for same date.

865-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.

PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 10 A. M. for inspection and decision; hearing closed; applicant to file one or two comprehensive photographs showing the general conditions and a plan giving more details of the proposed retaining wall.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1955, at 10 A. M. for full vote of the Board; hearing previously closed.

31-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, former owner, Herman Appel and Benjamin Isreals, new owners.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southeast corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron, J. V. McKee and G. Lazerus.

For Opposition: Bradly L. Dawley, Murry Eldridge, McLaughlin, Henry Fisher, Daniel Summer, Lorenz Backstetter, A. W. Schoultz and Marilyn Katz.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1955, at 10 A. M. for further consideration and decision; in view of additional objections; hearing closed.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f 7i and 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham N. Horwitz and Thomas Iervolino.

For Opposition: Francis Maguire, Edward Hoffman for Triboro Bridge & Tunnel Authority and Vincent Clemet.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1955, at 10 A.M. for applicant to file revised plans showing the connection with existing showroom on the corner of Hicks street and entrance to the rear yard, also entrance to showroom at rear; hearing previously closed.

956-54-BZ

APPLICANT—David Kraus, for Kerlin Homes, Inc., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.

PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.

APPEARANCES—

For Applicant: David Kraus, G. Friedman and Nathaniel Litt.

For Opposition: Louis Perlman, Eva Levine, Ethel Itzkowitz, John L. Aciovane, Joyce Brerber, Miriam Tachna, Salvatore De Salvo, Rose Moccia, Sally Shear, Minnie Goldstein, Irving Goldstein, Michael Mangelli, Sara Danziger, Leonard Morro and Frances Mishuris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. for inspection and decision; hearing closed.

959-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use dis-

trict the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.
APPEARANCES—
For Applicant: Philip Davis.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Laid over to November 15, 1955, at 10 A.M. for applicant to submit a new decision of the borough superintendent, omitting the marinar and including the extension of the lot; hearing closed.

150-55-BZ
APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.
SUBJECT—Application February 24, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of motor vehicles (pleasure cars only).
PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.
APPEARANCES—
For Applicant: Jacob Lubroth.
For Opposition: Anna Wernick, Irene Pier and Sambo Xenhorn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to date to be set; applicant to send out notices.

190-55-BZ
APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).
SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.
APPEARANCES—
For Applicant: Benjamin Mosher, Thomas Berkery and Joseph B. Cavallaro.
For Opposition: Frank S. Samansky.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 25, 1955, at 10 A. M., for applicant to file revised plans as to elimination of curb cut, change of sign and building face; hearing closed.

216-55-BZ
APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.
SUBJECT—Application March 15, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district, the storage and sale of compressors and parts, and off street loading.
PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: John F. Fitzsimons and Nicholas Vowteras.
For Opposition: Daniel C. Clarke, Adelaide Blaauboer, Sohia Leslie, Rev. R. Waite Stennett, Primo Echevarria, James R. Bland, Abraham Harris, Mildred Casey, Gloria E. Farrow, Pearl Sinkler and George Sinkler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955, at 10 A. M. for inspection and decision; hearing closed.

243-55-BZ
APPLICANT—Larry Meltzer, for S. R. K. Realty Corp., owner (Owner under Purchase Contract—Joseph Clemente.)
SUBJECT—Application March 29, 1955—(decision of the borough superintendent) under sections 7e, 7f and 7c of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.
APPEARANCES—
For Applicant: Larry Meltzer, Joseph Gilbert and Joseph Clemente.
For Opposition: John J. McLean, Helen Majka, Raffaela Taglianetti; Elizabeth Fassolino, Thomas V. Hammill, Rose Sartori, Mary Karala, Jean Fidura, Victoria Wyroski, Francis Cunningham, Stanislaw Fidura, Frank Peterson, Alma Stall, Najaech Bigur, Emma Schlbing, D. Gellert, Kathleen Powers, Elizabeth Ryan, E. Emalderelano, M. Jonicon, Selma Jacobson, Maria Smircich and Mary Smircich.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 9, 1955, at 10 A. M. for applicant to file revised plans showing distance from lot line of proposed site to the wall of the first adjacent house on lot 32, and also showing elevation of grade.

249-55-BZ
APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.
SUBJECT—Application March 24, 1955—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district, the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.
PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum and Morris Brody.
For Opposition: Edward Hoffman for City Construction Coordinator.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955 at 10 A. M. for inspection and decision; hearing closed.

264-55-BZ
APPLICANT—Lama, Proskauer and Prober, for U and O Corporation, owner.
SUBJECT—Application April 4, 1955—(decison of the borough superintendent) under sections 7f, 7i, 7h and 7l of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, with sho

window, curb cuts and signs nearer the residence use district than is permitted.
PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 Avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: William Chiusano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 15, 1955, at 10 A.M. for inspection and decision; hearing closed.

436-43-BZ

APPLICANT—Kitzler and Nurick, for Anfonso Lizzi and Napoleone Sicoli, owners.
SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the sawing (with motor driven saws), chopping, bagging, storage and sale of wood.
PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side, of Loring avenue, 40 ft. west of Euclid avenue, Block 4505, Lots 1, 7 and 52, Borough of Brooklyn.
APPEARANCES—
For Applicant: Sidney H. Kitzler.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Term of variance extended.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, on May 31, 1944 this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a residence use district, for a term of 2 years, the sawing (using motor driven saws), chopping, bagging, storage and sale of wood; and
WHEREAS, the term of variance was extended on June 18, 1946, December 21, 1948, December 5, 1950 and March 24, 1953, to expire March 24, 1955; and
WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and
WHEREAS, this application was reopened on September 13, 1955 and set for hearing on October 18, 1955 at 10 A.M., subect to regular procedure, waiving all requirements except new decisions of the borough superintendent and two publications in the Bulletin; and
WHEREAS, a public hearing was held on this applicaton on October 18, 1955 after due notice by publication in the Bulletin; and
WHEREAS, the decisions of the borough superintendent, dated September 28, 1955 reads:
Alt. Applic. 186-44—1130-1132 Loring avenue:
"1. The variance granted by the Bd. of S. & A. has expired, therefore—the storage of kindling wood and the bagging of kindling wood in a residence use district is contrary to the Zoning Res. Sect. 3.
2. The use of a frame structure for the storage and bagging of kindling wood is contrary to the Bldg. Code Sect. 4-1-3."
Alt Applic. 1161-43—1136-1138 Loring avenue:
"1. The variance granted by the Bd. of S. & A. has expired, therefore the use of a building and premises located in a residence use district for wood sawing and wood chopping or lumber yard with motor driven saws is contrary to the Zoning Res. Art. II Sect. 3.
2. The use of the frame portion of the building for the above enumerated uses is contrary to the Bldg. Code Sect. 4.1.3."
Alt. Applic. 1162-43—832 Euclid avenue:
"1. The variance granted by the Bd. of S. & A. has expired, therefore the use of a structure and premises located in a residence use district for wood sawing and wood chopping or lumber yard with motor driven saws is contrary to the Zoning Res. Sect. 3.
2. A frame shed should be located at least 4'-0" from the nearest lot line Sect. 8-7-26-1 of the Bldg. Code.
3. The use of a frame bldg. for business purposes (office) is contrary to Sect. 4-1-3 of the Bldg. Code."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 31, 1944, as thereafter amended by resolutions through March 24, 1953, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:
". . . *granted* under Section 7c for a term of five years from the date of this amended resolution to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this amended resolution."

321-49-BZ—Vols. I and II

APPLICANT—Louis Cappell, owner.
SUBJECT—Application reopened September 13, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution permitting in a residence use district the extension in use and area of existing gasoline service station, to include gasoline service station, lubritorium, auto washing, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced, for a term of years.
PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.
APPEARANCES—
For Applicant: Gabriel Nathan.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Term of variance extended and resolution of February 15, 1955, as amended May 17, 1955, reaffirmed.
THE VOTE—
Affirmative Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, on November 22, 1949 this application (Vol. I) was granted by the Board on certain conditions, under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office, for a term of five years; and
WHEREAS, this application was reopened as Vol. II on June 22, 1954 subject to regular procedure, to consider extension of use; and
WHEREAS, on February 15, 1955 and May 17, 1955 the resolution was amended as to Vol. II; and
WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on November 22, 1954; and
WHEREAS, this application was reopened on September 13, 1955 and set for hearing on October 18, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and
WHEREAS, a public hearing was held on this application

on October 18, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1955 acting on Alt. Applic. 776-54, reads:

"1. The continuation of the use of the premises beyond November 22, 1954 is contrary to Board of Standards and Appeals Resolution under Cal. 321-49-BZ and is referred back to the Board for reconsideration."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 22, 1949, to extend the term of the variance for fifteen years from the date of this *amended* resolution, and permit the continuation of the use granted on November 22, 1949, as amended by resolution adopted on May 17, 1955, permitting the extension of the building, *on condition* that in all other respects the resolutions above cited shall be complied with and all permits shall be obtained and a new certificate of occupancy obtained within six months of the date of this amended resolution.

868-54-BZ

APPLICANT—Simeon Heller, for Bramsona Realty Corp., owner.

SUBJECT—Application November 17, 1954—(decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a restricted retail and residence use district, the change from stores and storage, to stores, storage, loading and unloading, and parking of cars for tenants.

PREMISES AFFECTED—41-83 to 41-99 Main street, northeast corner of Maple avenue, Block 5134, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller and Chester Robinson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1955 after due notice by publication in the Bulletin; laid over to October 18, 1955, at the request of an objector, applicant concurring; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Maple avenue are in residence and restricted retail use, C area, class 1 height districts; Main street is in a restricted retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1954 acting on Alt. Applic. 1529-54, reads:

"1. The proposed loading and unloading and parking of cars in an open area at the rear of building for tenants use in a restricted retail district extending into a residence district is contrary to Art. II Sec. 3 of zoning Res.

2. No business entrance permitted in a residence zone per Sects. 3 & 7A of Zoning Res."

and

WHEREAS, the applicant states that premises consist of a plot, 175 ft. frontage by 128.96 ft. in depth, on which is located a one story building of class 3 construction, 175 ft. front, 98.7 ft. deep, 12.5 ft. in height; that it is proposed to permit stores, storage, loading and unloading, and parking of cars for tenants; that this plot was zoned residence from 1916 to April 21, 1933, when it was changed to business use; that on October 13, 1953 it was changed to restricted retail; that the portion of the lot which is now in a residence use district was always zoned residence; and

WHEREAS, the applicant further states that two one-story buildings have been erected on this site for use as stores and storage, one erected under N.B. 8778-39 with certificate of occupancy No. #10248-40 and the other under N.B. 2979-49 with certificate of occupancy No. Q60470-49; that a rear yard exists behind these buildings approximately 50 ft. by 110 ft., irregular, which is presently being used as a loading and unloading zone and as parking for tenants of the stores; that of this rear yard area there is a triangular portion approximately 28 ft. by 110 ft. which is zoned residentially; and

WHEREAS, violation No. 2396-54 was placed against that portion of the property in the residence zone, which had been filed under N.B. Applic. 2979-49. which states as follows: "1. contrary to last issued certificate of occupancy, premises in rear used for parking of cars; 2. no curb cut permit"; and

WHEREAS, the applicant states that the existence of the loading, unloading and parking area at the rear of these stores assists in removing cars and trucks from the streets of a very congested area; that these structures adjoin the Flushing post office to the north which creates tremendous traffic congestion in the area; that to the south, on the southeast corner of Main street and Maple avenue, there has just been erected a new structure which includes, in addition to a market on the 1st floor, a 2nd story used for offices by the New York State Unemployment Office, which undoubtedly will add additional congestion; that the zoning line of the restricted retail area runs 100 ft. back from Main street at this property, increasing to 150 ft. at the center line of Maple avenue; that the wedge of property in the residence district with 28 ft. frontage on Maple avenue, on which this appeal is based, actually faces property on the other side of Maple avenue in a restricted retail district; that the area directly opposite this triangle, behind the new store and office building on the southeast corner is used as a parking lot for the Smilen Bros. market and therefore there could be no objection as the use proposed will be similar to that across the street; that to the east there is a home on a very large plot of ground; and

WHEREAS, the applicant contends that this area which is so close to the subway and in the heart of the Flushing business section, is obviously a changing one and it must be apparent to the Board that in the near future large one family houses on plots of such area could not remain economically feasible or desirable; that this site will probably be used shortly for apartment construction and obviously, this additional influx of traffic and population would create an even more acute situation for parking, loading and unloading; that this 28 ft. triangle in a residential zone would obviously be useless for any future construction except in connection with the existing taxpayer; that it is of course well known that the city is now trying all expediencies in changes in the zoning laws and in building construction laws to secure off street parking and off street loading and unloading zones; that as this application is for such an improvement to the existing store structure properties, it is requested that the Board approve this application under section 7c and permit the use as described and the installation of a proper size curb cut; and

WHEREAS, the applicant states that the present owner has held title to the property since April 8, 1927; that the assessed valuation of land is $90,000 and of the building $95,000 making a total of $185,000; that the building was erected 1939 and 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, h and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7c, 7h and 7A to permit in the restricted retail and residence use portion of the property the storage, loading and unloading and parking of cars of tenants and their customers, all as shown on plans filed with this application marked, "Received November 17, 1954" (3 sheets) and "May 26, 1955

(one sheet) *on condition* that the wall along the rear lot line to the east of the property and alongside of the ramp shall be carried up to a height of four feet above curb level, on top of the existing retaining wall; that there shall be no fee charged for the storage or parking of the cars; that there shall be no loading carried on between the hours of 10 p.m. and 7 a.m.; that the fence now existing along the building line of Maple Avenue be equipped with a gate at the head of the ramp which shall remain closed when the parking lot is not in use on Sunday and holidays; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7e, 7h, 7i and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.
PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.
APPEARANCES—
For Applicant: Ingram S. Carner.
For Opposition: George A. Berkowitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on July 19, 1955 after due notice by publication in the Bulletin; laid over to September 13, 1955 at request of objector, applicant concurring; no further requests for adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Flatlands avenue and East 80th street are in residence and retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 24, 1955 acting on N.B. Applic. 80-55, reads:

"1. On a lot located partly in a retail use district and partly in a residence use district, the proposed gasoline service station, lubritorium, car washing (automatic), minor repairs with hand tools only, sales & storage of auto accessories, and parking of cars waiting to be serviced (accessory building in retail portion of plot) is contrary to Article II Sec. 3 and Art. II Sec. 4(a) subdivision 29, 46 and 52 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 90 ft. in depth, presently vacant; that the property referred to is presently zoned as a class ½ height, D area district; that the portion of the property within 100 ft. of East 80th street is presently zoned as a retail district and the remainder is zoned as a residence district; that as of July 25, 1916 the property referred to was in a 1½ height district, C area district and the use zoning was undetermined; that on December 12, 1930 the property was placed in a business district and the present use designations became effective on July 29, 1939; that no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a masonry accessory building to be used in conjunction with the proposed gas station, with a frontage of 47 ft. 4 in. and a depth of 47 ft. 4 in., irregular, and a rear dimension of 100 ft.; that this proposed accessory building will house the office, storage and sales of auto accessories, lubritorium, minor repairs and automatic car wash; that it is further proposed to install two pump islands consisting of two dispensing pumps each as well as six 550-gallon gasoline storage tanks and one 550-gallon refuse oil tank; that three 30 ft. curb cuts are proposed on Flatlands avenue, one 20 ft. curb cut on East 80th street and one 10 ft. curb cut on East 80th street for the automatic car washing; that along the easterly lot line it is proposed to erect a 5 ft. 6 in. woven wire fence; that the entire site will be concrete or tarvia paved except where a 4 ft. wide landscaped strip protected by a 6 in. by 6 in. concrete curbing has been provided; that a portion of the site will provide parking of cars awaiting service; and

WHEREAS, the applicant contends that Flatlands avenue is a heavily trafficked thoroughfare and the improvement as proposed will be entirely in keeping at this point; that in the immediate vicinity the properties are being used as dumps; that in block 8000, lot 1 there is located a gas station granted by the Board and there are many other nonconforming uses immediately about this location; that in view of the fact that this application is but for a temporary period of years and the proposed gas station will in no way adversely affect adjoining property owners, but will however enhance the appearance of this area and will also provide needed additional income to the City of New York in the form of increased taxes, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since June 4, 1954 and that the assessed valuation of land is $5,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f, h, i and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7f, 7e, 7h, 7i and 7A for a term of fifteen years, to permit the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and parking of cars awaiting service, and under Section 7A to permit curb cuts nearer to the residence district than permitted, all as indicated on plans filed with this application, marked "Received March 9, 1955", 3 sheets, *on condition* that the number of gasoline storage tanks shall be limited to eight approved 550 gallon tanks; that the entrance to the automobile laundry shall be through the gasoline station from Flatlands avenue, with exit on East 80th street; that signs shall be limited to a permanent sign attached flat to the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of two post standards, one at the corner of East 80th street and Flatlands avenue, and the other inside the Flatlands avenue building line at the side lot line to the east, for supporting signs which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building lines for a distance of not over 4 feet; that there shall be erected for the 40 feet along the southerly lot line from the automobile laundry to the rear corner of the property and along the easterly lot line from the rear corner to the Flatlands avenue building line a brick wall 5 ft. 6 in. in height, properly coped, and which may be reduced to 3 ft. 6 in. in height along the last 25 feet as it approaches the Flatlands avenue building line; that the entire surface of the gasoline service station shall be paved with concrete or steam cinders, properly tamped and provided with a binder and rolled; that portable fire-fighting appliances shall be maintained as required by the fire commissioner; and that all permits required shall be obtained, including a certificate of occupancy and all work completed

within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 2:50 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 18, 1955, 2 P. M.

Present: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

178-33-SA—Vol. II

APPLICANT—Acme Fire Alarm Company, Inc., owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II for test and report as to proposed new design—Acme Type 1200N Single Action Fire Alarm Station; previously approved re Acme Interior Fire Alarm Station.
APPEARANCES—
For Applicant: William C. Plenge.
ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: CAL. 178-33-SA—Vol. II
Subject: Acme Interior Fire Alarm Station, approval of.

The Acme Fire Alarm Co. Inc., owner, filed May 8, 1933 an application with the Board of Standards and Appeals for approval of their device known as the Acme Interior Fire Alarm Station. This device was approved by the Board on October 17, 1933.

Request has been made for a reopening of the application to consider approval of a new design, known as Acme Type 1200 N. Single Action Fire Alarm Station (Acme Fire Alarm Co.'s Coded Pull Lever Fire Alarm Station). The application was reopened June 1, 1955 as Vol. II for test and report as to new design.

A test was made of this device by Leslie V. Huber, Chief Engineer of the Board, accompanied by Richard C. Lent, Supervising Electrical Inspector of the Fire Department at the establishment of the Acme Fire Alarm Company at 106 Seventh Avenue, New York City. The subject of the application for approval is the New Single Action Fire Alarm Box. This box is to be installed in connection with approved closed circuit, coded interior fire alarm systems as required by the Interior Fire Alarm Rules of the Board of Standards and Appeals under the provisions of Section 279 of the Labor Law in factory buildings and Chapter 19 Section 487e-2.0-c.1 of the administration Code, in hotels, lodging houses, public or private hospitals, asylums, department stores and public schools.

Description

The fire alarm box mechanism is of conventional design similar to the Acme Fire Alarm box previously approved by the Board under this calendar number. The major change is in the design of the housing of the mechanism and the arrangement of the operating feature "Pull Lever and testing devices." After a series of operating tests the box was found to function properly and to be well constructed of durable materials. The workmanship is excellent and equal to fire alarm apparatus manufactured by the Acme Fire Alarm Company and previously approved by the Board.

As a result of the inspection and test the following changes are recommended before final approval:

1. Label test device opening to read "Gong"—"Box" or similar designation.
2. Cut semi-circle on top side of Pull Lever Handle to permit entrance of opening key.

Note: At present to gain access to key opening it is necessary to send one round of signals.

3. Properly mount terminal block at top or side of station housing so as to be readily accessible for connection of station circuit wiring.
4. Provide extra side bracket for support of front door of station.
5. Replace defective locking device of station arranged to be opened by a specially designed key, so as to prevent tampering by unauthorized persons.
6. Provide holding pins on each side of Pull Handle base where it engages operating shaft.

Note: Only one side pinned at present, the shearing off of this pin would render the station inoperative.

The above changes were agreed to by William Plenge representing the engineering staff of the Acme Fire Alarm Company who was present at the test. The appliance was reinspected and the recommended changes had been made.

Recommendation

On the basis of the reinspection and the recommended changes having been made the Committee on Test recommends that the resolution adopted October 17, 1933 under Cal. No. 178-33-SA be amended so as to include the Acme Single Action Fire Alarm Box, type 1200N on condition that the requirements of the resolution adopted October 17, 1933 under Cal. No. 178-33-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 17, 1933 in accordance with the above report.

900-48-SM

APPLICANT—Mansfield Sanitary Pottery, Inc., owner.
SUBJECT—Application reopened February 15, 1955 as to an amendment—re Si-Flow No. 05 Non-syphon Ballcock (water valve for water closet tanks); previously approved.
APPEARANCES—
For Applicant: Joseph Albanese.
ACTION OF BOARD—Resolution amended in accordance with report of Committee on Test.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative: .....
Absent: Chairman Murdock .....
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads

REPORT OF THE COMMITTEE ON TEST

Re: Cal. 900-48-SM
Subject: Amendment to resolution as to Model 05C Ballcock.

Mansfield Sanitary Pottery Inc., Perrysville, Ohio requested by letter dated September 22, 1954 that the resolution adopted February 23, 1949 under Cal. No. 900-48-SM be amended so as to include the model 05C Ballcock. The application was reopened by a vote of the Board February 15, 1955.

Purpose

The purpose of this appliance is to control water coming into a tank.

Description

The requested Model 05C is a refinement of the Model 05 (approved by the Board February 23, 1949 under Cal. No. 900-48-SM). The water outlet is at the bottom of the ballcock, the valve seat is of nylon and the valve disc seat is of neoprene rubber.

Inspection and Test

The model 05C was inspected by Asst. Engr. J. A. Darts Committee on Test and E. O. Bauman, Dept. of Water Supply, Gas & Electricity and was found to operate as designed.

MINUTES

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the resolution adopted February 23, 1949 under Cal. No. 900-48-SM be amended so as to include the Model 05C Ballcock on conditon that the requirements of the resolution adopted February 23, 1949 under Cal. No. 900-48-SM be complied with

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 23, 1949 in accordance with the above report.

76-55-SM

APPLICANT—General Filters, Inc., owner (John M. Sibarium, Agent).

SUBJECT—Application February 1, 1955—General Filters Inc., Filter for Fuel Oil, Models 1-25, 2-300, 2-700 and 2-17, approval of.

APPEARANCES—
For Applicant: John M. Sibarium.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 76-55-SM
Subject: General Filters Inc., Filter for Fuel Oil, Models 1-25, 2-300, 2-700 and 2-17, approval of.

General Filters Inc., owner of Novi, Michigan filed an application with the Board of Standards and Appeals on February 1, 1955, for approval of the Filter for Fuel Oil, Models 1-25, 2-300, 2-700 and 2-17 under the provisons of Section 7.4.4 of the Oil Burner Rules.

Purpose

A fuel oil filter to prevent clogging of fuel oil handling apparatus.

Description

These devices are auxiliary strainers intended for use in fuel oil supply lines. They are intended to be employed with domestic oil burners using fuel oil not heavier than commercial standard grade No. 2. These devices contain filtering elements consisting of either a sheet metal cartridge perforated in the top and bottom and packed with a filtering medium or a felt strainer element. When the filtering element becomes clogged it is intended to be discarded and replaced with a new one. This replacement cartridge is provided with a set of gaskets comprising a filter gasket, two cent gaskets and center bolt gasket. The strainers have been tested by the Underwriters Laboratories as suitable for use with oil burners operating with fuel oil not heavier than No. with a capacity not to exceed 25 GPH for Model 2A-700 and 10 GPH for Model 1A-25.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the General Filters Inc., Filters for Fuel Oil Models 1-25, 2-300, 2-700 and 2-17 for use in New York City when installed and operated in accordance with this report and the provisions of Section 7.4.4 of the Oil Burner Rules of the Board of Standards and Appeals, provided each filter bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 76-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

144-55-SM

APPLICANT—Tacoa Tank Corporation of America, Inc., owner.

SUBJECT—Application February 14, 1955—Tacoa Tank Corp. of America Inc., 550 Gallon Gasoline Storage Tank, approval of.

APPEARANCES—
For Applicant: Hector C. Cusumano.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 144-55-SM
Subject: Tacoa Tank Corp. of America Inc., 550 Gallon Gasoline Storage Tank, approval of.

The Tacoa Corp. of America Inc., filed February 14, 1955 an application with the Board of Standards and Appeals under the requirements of C26-178.O.b of the Administrative Building Code for approval of the 550 Gallon Gasoline Tank for use in New York City under Section C19-690 of the Administrative Code.

Purpose

A 550 gallon cylindrical gasoline storage tank.

Description

The tank is constructed of ¼″ open hearth steel, both shell and head. The heads are standard flanged and dished type with 1½″ to 2″ straight flange. The radius of dish is not greater than the diameter of the tank or 42″ dish radius. The heads are welded concave to the pressure. The shell is rolled to fit the contour of the heads and is provided with two 3½″ and three 2″ openings. The openings are standard full couplings and conforming with material requirements of ASTM, Spec. A181-42, Class 1. The tanks are 42″ in diameter by 8′-2″ over all length and weighs approximately 1200 lbs.

Inspection and Test

A sample of the tanks was inspected and tested at 128-38 Willets Point Blvd., Corona, New York, Borough of Queens, in the presence of Chief Engr. L. V. Huber of the Committee on Test and representatives of the applicant. The tank described was found to operate as designed.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Tacoa 550 Gallon Gasoline Storage Tank under Section C26-191.0 of the Administrative Building Code. All installation shall be in accordance with the requirements of Section C19-59.0 and other pertinent sections of the Administrative Code.

The Committee further recommends that all tanks manufactured shall be marked as follows: "Approved by the

Board of Standards and Appeals for use in New York City under Cal. No. 144-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report."

483-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application June 6, 1955—Erie Electric Gasoline Dispensing Pump, Models 740, 741, 743, 744, 239, 243, 910 and 930, approval of.
APPEARANCES—
For Applicant: F. E. Carney.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 483-55-SA
Subject: Erie Electric Gasoline Dispensing Pumps, Model Nos. 740, 741, 743, 744, 239, 243, 910 and 930, approval of.

Erie Meter System, Inc., of Erie, Pennsylvania, owner, filed on June 6th, 1955 an application with the Board of Standards & Appeals for approval of the Erie Electric Gasoline Dispensing Pumps, Models 740, 741, 743, 744, 239, 243, 910 and 930, under provision of Chapter 19 of the Administrative Code.

Purpose

These are gasoline dispensing pumps operated by electric motors.

Description

These pumps are placed in a 16 gauge pressed steel cabinet with front and rear removable doors for full access to the interior. One lock is located in center of the side panel and locks both doors. All panels are bonderized to seal and rust-proof the metal and provide a tough absorbing base for baked enamel finish in specified colors with infra-red drying. The dial has sale computation figures on white porcelain enamel. A visigauge is located in a single unit on the side of the pump. Four heavy vertical pressed steel channel section columns held in rigid position by base, top and side stiffeners and by three steel platforms on which the operating units are bolted. A Veeder-Root computing register with built-in interlock calculates and registers on both dials the gallonage dispensed and money value of each sale. The interlock locks the motor switch in "Off" position until register is reset to zero—it prevents register being reset while motor is running. The meter built by Erie is a 1″ displacement type with two double acting pistons equivalent to four piston operation. Direct connected to computer. The motor is ⅓ horse power, 60 cycle, single phase, 110-220 volt, AC, Underwriters' approved explosion proof with built-in 30 amp. two-pole switch, thermal overload switch and external voltage changeover. The pumping unit and air eliminator consist of a rotary gear type pump driven by a Gilmer Timing Belt (750 RPM) is assembled into air eliminator housing. The delivery hose is 13′ by ¾″ for Model 743 with 1″ male connection. Model 740 is 16′ 10″ by ¾″ with 1″ male coupling. All wiring is threaded steel conduit with Underwriters' approved explosion proof fittings.

Inspection and Test

These pumps were inspected and tested at the office of the applicant, 9 Rockefeller Plaza, New York City, and found to operate as designed. Present at the test were Chief Engineer, Mr. L. V. Huber, of the Committee on Test, and Mr. Frank E. Carney, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Erie Electric Gasoline Dispensing Pumps, Models 740, 741, 743, 744, 239, 243, 910 and 930 for use in New York City when installed and operated in accordance with the report and the provisions of Chapter 19 of the Administrative Code, provided each pump has a label permanently affixed reading "Approved by the Board of Standards & Appeals for use in New York City under Cal. 483-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

484-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application June 6, 1955—Erie Submerged Turbine Electric Gasoline Pumps, Series 4600, approval of.
APPEARANCES—
For Applicant: F. E. Carney.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative :.....
Absent: Chairman Murdock .....
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 484-55-SA
Subject: Erie Submerger Turbine Electric Gasoline Pumps, Series 4600, with Erie Model 4965 Eductor, approval of.

The Erie Meter Systems, Inc., of Erie, Pennsylvania, owner, filed on June 6, 1955 an application with the Board of Standards and Appeals for approval of the Erie Submerged Turbine Electric Gasoline Pumps, Series 4600, with Eductor under the provisions of Chapter 19 of the Administrative Code.

Purpose

These are submerged turbine electric gasoline pumps, the motor being above the tank and the pump being totally enclosed.

Description

The motor is an explosion proof ball bearing, continuous duty motor, ½, ¾ and 1 HP, single phase, 115 to 230 volt, 60 cycle. The ½ HP and larger sizes are 3 phase, 220-440 volt, 60 cycle. Mounting flange dimensions are interchangeable on all sizes. The discharge head is of heavy cast iron construction with 2″ threaded discharge opening. Motor adapter flange is bolted to top of discharge head. The thrust bearing is heavy duty single row ball grease sealed bearing enclosed in a grease filled housing directly under the motor. The stuffing box is large size with automatic take up. Preformed ring, semi-permanent metallic type packing is used on all pumps. Large heavy duty shaft coupling is used between motor and pump shaft. Lower half coupling is attached to thrust bearing and keyed to pump shaft. Full weight steel pipe with threaded ends for attachment to head and d

charge bowl is used. Stainless steel shaft are used for both the impeller shaft and the stuffing box shaft. A Graphalloy or equal bearing, fitted to a brass housing is located at approximately 5′ 0″ intervals along the column. Semi-enclosed, bronze impellers are mounted on stainless steel shaft with split, tapered sleeves and steel locking nuts. Cast iron bowls are fitted with Graphalloy bearings, impeller clearance is adjustable from top of shaft at thrust bearing. Each pump is supplied with special 4″ x 9″ companion flange and gasket. Flange to screw to 4″ riser pipe on the tank and is bolted to underside of discharge head. The pump has been listed by the Underwriters' Laboratories, Inc., Guide No. 60 03.4, File MH-1912.

Inspection and Test

These pumps were inspected and tested at Atlantic Refining Station, Vaux Hall, New Jersey, and found to operate as designed. Present at the Test were Chief Enginer, L. V. Huber, of the Committee on Test and Frank E. Carney, who represented the applicant.

Recommendations

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Erie Submerged Turbine Electric Gasoline Pump, Model 4600 Series, with Model 4965 Eductor, for use in New York City where installed and operated in accordance with this report, and the provisions of C-19 Administrative Code provided each pump have a label permanently affixed, reading "Approved by the Board of Standards & Appeals for use in New York City under Cal. No. 484-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

300-45-SA

APPLICANT—L. L. White for The Coleman Co., Inc., owner.
SUBJECT—Coleman Oil Fired Floor Furnace, No. 885A, approval of.
APPEARANCES—
For Applicant: L. L. White.
ACTION OF BOARD—Application withdrawn; applicant to file new application with different specifications.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

0-51-SM

APPLICANT—N. Y. Flameproofing Co., agent, for QRS Neon Corp. Ltd., Chemical Division, owner-manufacturer.
SUBJECT—QRS No. I Flame retardant coating for Xmas trees, palm leaves, foliage, grass products and cellotex, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

18-53-SA

APPLICANT—Kleer Kleen Manufacturing Co., owner.
SUBJECT—Application May 22, 1953—Kleer Kleen Oil Furnace (wall type), Models 100-SG, 252-SG, 152-DG, 270-SG, 270-DG, 283-SG, 283-DG, and Model 170-WF, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution in view of report by committee recommending disapproval or withdrawal. No appearance for applicant.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

741-54-SA

APPLICANT—Rockwood Sprinkler Company, owner.
SUBJECT—Application September 14, 1954—Rockwood Foam System (fire extinguisher), approval of.
APPEARANCES—
For Applicant: Donald A. Knapp.
ACTION OF BOARD—Laid over for additional tests; date to be set.

35-54-SM—Vol. II

APPLICANT—Reliance Tubular Products Company, owner (Joseph Gittler, agent).
SUBJECT—Application reopened March 1, 1955 as Vol. II for test and report to consider different design—Reliance Tru-Fit, Model F-77 (gas range connector); previously approved re Reliance Tru-Fit (range connector) Model 77.
APPEARANCES—
For Applicant: Joseph Gittler.
ACTION OF BOARD—Laid over to November 1, 1955, at 2 P. M., for further consideration.

776-52-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Joseph Zellinger, owner.
SUBJECT—Application reopened April 19, 1955 as Vol. III —re Appeal from a decision of the borough superintendent —re frame building with fire limits.
PREMISES AFFECTED—660 Grassmere terrace, east side, 95 ft. north of New Haven avenue, Block 253, Lot 33, Far Rockaway, Borough of Queens.
APPEARANCES—
For Applicant: Leonard Joseph.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 24, 1955 on Alt. App. 2803/54 reads:

"1. Proposed extension of frame building erected and located inside the fire limits is contrary to Sect. 4.1.2 B.C. and resolution of Board of Standards and Appeals. 776-52-A."

and

WHEREAS, the applicant states the building is one story 15 ft. in height, 25.6 ft. front by 43 ft. in depth of class 4 construction ,erected 1953, located on a lot 41 ft. front by 125 ft. in depth in a residence use C area, Class One height district, used and occupied as a one-family dwelling with accessory parking space for one car pursuant to Certificate of Occupancy #Q91421 issued September 10, 1953 upon completion of work under NB App. 6290 of 1952, pursuant to a variance granted by the Board December 2, 1952 as to construction of a frame building in the fire limits and as to the thickness of floor beams affecting eight separate dwellings of which the building now in question under Cal. No. 776-52-A, Vol. III, was one; and

WHEREAS, the applicant states that the owner subsequent to acquisition of title to the building in question proceeded to erect an enclosed porch 12 ft. by 14 ft. in area at the rear of the dwelling without a permit therefor; that a violation was placed against the construction without a permit by the Borough Superintendent, and Alt. App. No. 2803 of 1954 was filed to legalize the extension as constructed; and

WHEREAS, the applicant contends that the building with the extension meets the requirements of all applicable laws and regulations as modified by the Board under Cal. No. 776-52-A, Vol. I; that the exterior of the extension contains no combustible materials excepting a wood cornice similar to that on the existing main building; that the balance of the walls consist of glass jalousies and masonry foundation; that in view of these facts it is requested that the Board modify the decision of the Borough Superintendent and permit the extension to remain as constructed.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2803/54, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the 12 by 14 ft. extension shall be erected as shown on plans filed with this appeal marked, "Received, March 23, 1955" (one sheet) and "September 23, 1955" (2 sheets); that the addition shall be used as shown as a covered porch; that the building shall not be further increased in height or area; that other than as herein modified the resolution adopted under Cal. No. 776-52-A, Vol. I shall be complied with in all respects; and that a new certificate of occupancy shall be obtained.

753-53-A

APPLICANT—Leonard F. Rothkrug, for Carlton Kerr, owner.

SUBJECT—Application October 21, 1953—re Appeal from a decision of the borough superintendent—re proposed change of occupancy of building.

PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1953, acting on Alt. App. 2267/53, reads:

"1. Proposed change of occupancy in a Class 4 structure, cellar, basement and 3 stories high, from 1 family to 2 families is contrary to sect. 8.7.2.1 Building Code in accordance with Sect. 2.1.3.5 of Bldg. Code."

and

WHEREAS, the applicant states the building is 3 stories, 40 feet in height, 20 ft. by 40 ft. in area, of Class 4 construction on a lot 20 ft. front by 100 ft. in depth erected in 1908 now in a residence use, C area, Class 1 height district; used and occupied since erection as a one-family dwelling; and

WHEREAS, the building is actually three stories and basement in height, used and occupied as follows: Cellar—ordinary use; Basement, 1st, 2nd and 3rd floors combined, one-family dwelling and proposed to be used and occupied: Cellar—ordinary; basement and 1st floor combined, dwelling, 1 family; 2nd and 3rd floors combined, dwelling, 1 family; that the building is provided with one interior wood stairs 2 ft. 8 in. wide, enclosed with wood studs, wood lath and plaster, equipped with wood doors which are not self-closing; stairhall leads direct to street and is provided with ladder and scuttle to roof; and

WHEREAS, the applicant states that prior to the filing of this appeal, the building was occupied as a multiple dwelling but is now occupied by two families; that the Department of Housing and Buildings which had original jurisdiction accepts the statement of the proposed use of two families in accordance with the arrangement of rooms as shown on plans; and

WHEREAS, the applicant states there is an existing 2 ft. by 2 ft. scuttle to the roof now located within a third floor closet; that the closet partitions will be removed to locate a new stationary iron ladder and provide ready access to the stairhall; that the present 2′ by 2′ iron skylight will be increased to 3′ by 3′ and protected with wire screens over and under; that it is proposed to construct a multiple dwelling law type fire escape at rear and a gooseneck ladder from 3rd floor balcony to roof and a sliding drop ladder to rear yard; that the present wood frame extension at rear of basement floor will be removed; that the cellar ceiling which now has exposed wood beams will be covered with ½ in. perforated gypsum plaster boards and two coats of p.c. plaster; that the front and rear outside walls will be covered with approved type asphalt shingles and existing front wood frame porch will be reduced from two to one story in height by removing the roof over the porch on the first floor; and

WHEREAS, the applicant contends that the building which was erected in 1908 for occupancy as a one-family dwelling could have been altered at any time prior to 1938 to two family occupancy and be in conformity with the Code; that there is no real proposed change in occupancy by reason of Sec. C26-122.0 which defines a "private dwelling" as a residence for one or two families; however, in view of proposed alteration and safeguards proposed, it is requested that this appeal be granted; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2267/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the proposed change in occupancy from a one-family to a two-family house, as indicated on plans filed with this appeal, marked "November 15, 1954", (6 sheets), *on condition* that the party wall between this residence and that adjacent if not now brick filled shall be brick filled and carried to the top surface of the roofing board or above; that the wooden cornice on the front of the building at the roof between this building and that adjacent shall be fire stopped to the satisfaction of the Borough Superintendent; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

639-55-A

APPLICANT—Salvatore Palumbo, for St. Marks-4th Avenue Realty Corp., owner (Modern Way Lumber Co., lessee).

SUBJECT—Application July 29, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-85 4th avenue, east side, 2[illegible] ft. south of St. Marks place, Block 934, part of Lot [illegible] Borough of Brooklyn.

APPEARANCES—

For Applicant: Salvatore Palumbo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....

Negative: .....

Absent: Chairman Murdock .....

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 29, 1955, on NB App. 261 of 1954, reads:

"3. Floors for factory are required to be good for live load of 120 lbs. per sq. ft.

"4. All portions of the stairway within the stair e[illegible]

closure are to be constructed of incombustible material as per Sec. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 30 ft. in height, 60 ft, front by 82 ft. 2 in. depth, at first floor, 60 ft. front by 68 ft. 6 in. in depth at 2nd floor, of class 3 construction, erected in 1954. located on a lot 80 ft. front by 82 ft. 2 in. in depth in a business use, B area, class 1½ height district, used and occupied since erected for the sale of building materials, five persons, on the first floor; second floor vacant; and proposed to be used and occupied without change on the first floor, and on the second floor as a factory for sewing wearing apparel with an occupancy of 35 persons; the building is provided with two interior stairs, 3 ft. 8 in. wide, of steel construction enclosed in one-hour test partitions equipped with fireproof self-closing doors, extending to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends the building was originally erected for the tenant's own use on the first floor and the second floor for offices for a prospective tenant; that the prospective tenant for the second floor did not materialize and the space is now vacant; and

WHEREAS, the applicant contends that the floor system and the structural steel have been designed so as to sustain a live load of not less than 75 lbs. per sq. ft. on the second floor, and it is proposed to rent this space for use of sewing of clothing for which there is a demand in this neighborhood; and

WHEREAS, the applicant contends that the primary means of egress was erected as an Administrative Code stairway for non-factory use, at which time factory work was not contemplated within the building; that the proposed use for factory requires that the stairway be of incombustible materials, that the treads and risers are of steel; that the only portion not of incombustible materials are the landings, which are of wood, covered with four inch cement deafening and fire retarded on the underside which is equivalent to at least one-hour rating; that it would be a great hardship on the owner to be required to reinforce the second floor beams and girders and columns and foundation in order to obtain a second floor capable of sustaining 120 lbs. per sq. ft. live load and

WHEREAS, plans filed with this appeal indicate that it is proposed to install a 3 ft. 8 in. wide steel stairs enclosed in partitions of ¾ in. gypsum plaster on rock lath, both sides, of wood studs; that the landing of this proposed stairway will be constructed of wood beams, cinder concrete deafening, cement finish with floor soffit fire retarded with metal lath cement plaster similar to the existing and primary means of egress; that this new stairway will be provided with a ladder and scuttle to roof within the stair enclosure; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on N.B. App. 261/54, Objection Nos. 3 and 4, and that the appeal be and it hereby is *granted, on condition* that the ceiling of the first floor, that all soffits, sides and enclosures of stairs from the second floor to the street shall be fire-retarded with one-hour approved type fire-retarding; that in all other respects the building and occupancy shall comply with all regulations other than as herein modified; that the second floor shall be good for a liveload of at least 75 lbs. per square foot and shall be posted for that load according to the Code; that all portions of the stairway within the stairway enclosure shall be constructed with fire-retarding as shown on plans.

2-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.—re stairways, treads, second means of egress and openings between floors.

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1955, at 2 P. M., for inspection and decision; hearing closed.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue Inc., owner (Benenson Realty Corp., lessee).

SUBJECT—Appeal filed October 20, 1954 from an order and decision of the Fire Commissioner—re sprinkler in cabinets (storage of film).

PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Carl E. Hinds.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 29, 1955, at 2 P. M., for inspection and decision.

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application May 27, 1955—Appeal from a decision of the borough superintendent—re fire escape and egress.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Theo. Jung.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955, at 2 P. M., for inspection and decision.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.

SUBJECT—Application June 28, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Harry N. French.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1955, at 2 P. M., for inspection and decision; hearing closed.

798-55-A

APPLICANT—Leonard F. Rothkrug, for George C. Apostle, owner (Loralie Realty Corp., lessee).

SUBJECT—Application October 11, 1955—Appeal from a decision of the borough superintendent—re proposed show windows within 75 ft. of a residence use district (Forest Park).

PREMISES AFFECTED—83-40 to 83-50 Woodhaven boulevard and southeast corner of Myrtle avenue and 89th street, Block 3866, Lot 160, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1955, at 2 P. M., for preparation of resolution by the Board.

MINUTES

1072-23-BZ

APPLICANT—Philip Saitta, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, for a term of five years, permitting in a residence use district, the maintenance of a garage for the storage of five motor vehicles, four spaces rented to persons not residing on the premises.
PREMISES AFFECTED—41 Richmond street, east side, 322 ft. south of Jamaica avenue, Block 4103, Lot 8, Borough of Brooklyn.
APPEARANCES—
For Applicant: Agatha Saitta.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board on November 27, 1945, on certain conditions; and
WHEREAS, the term of variance was extended from time to time and last extended on November 14, 1950; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 14, 1950, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied within all respects; and that a new certificate of occupancy shall be obtained." (N.B. App. 2867/23)

342-40-BZ—Vol. III

APPLICANT—Raymond Irrera, for Selin Realty Company, Inc., and Emile E. Rathgeber, owners.
SUBJECT—Application for consideration—reopening as to and extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of motor vehicles for a term of years.
PREMISES AFFECTED—31-15 42nd street, east side, 97.5 ft. south of 31st avenue and 31-18 43rd street, west side, 157.5 ft. south of 31st avenue, Block 692, Lots 36, 37 and 51, Astoria, Borough of Queens.
APPEARANCES—
For Applicant: Raymond Irrera.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. 111, on February 9, 1943, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on February 29, 1944; and
WHEREAS, the resolution was amended on March 28, 1944; and
WHEREAS, the term of variance was extended from time to time and last extended on June 9, 1953; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1943 as *amended* through June 9, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision h for a term of two years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Misc. 5085/42)

316-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.
SUBJECT—Application for consideration—reopening as Vol. II as to an amendment as to woodworking machinery —re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying and showroom and offices.
PREMISES AFFECTED—2667-2677 Fulton street, 95-105 New Jersey avenue, northeast corner, and 96-100 Vermont street, Block 3661, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened, resolution amended and time extended.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative: .....
Absent: Chairman Murdock .....
THE RESOLUTION—
WHEREAS, this application was granted by the Board a Vol. 11, on June 29, 1954, on certain conditions; and
WHEREAS, the applicant requested an amendment of th resolution and time to complete the work.
Resolved, that the Board of Standards and Appeals doe hereby *amend* the resolution adopted on June 29, 1954, s as to permit the relocation of the following machines, orig nally to be placed on the first floor and now to be locate in the cellar of existing buildings, as shown on revised plar filed with this request for amendment marked "Receive September 15, 1955", (5 sheets):
One bench saw with a 10 in. blade, 3 h.p.
One band saw, 16 in. throad, 2 h.p. and 1 sander, h.p.
and to omit the proposed 23 ft. 5 in. by 100 ft. extensic and the power machines formerly proposed to be install in said extension; and to permit the curb cut and openi in the fence on Vermont street to be omitted and the spr booth to remain on second floor in its present position lieu of relocating same on first floor; all as passed on the Borough Superintendent in decision re Alt. App. 4582/5 dated September 12, 1955, Objection 6; that in all oth respects the resolution adopted by the Board June 29, 19 shall be complied with except that all permits required sh be obtained and all work completed within the requi ments of Section 22A of the zoning resolution from t date of this *amended* resolution. (Alt. 4582/53)

790-53-BZ

APPLICANT—Raphael, Searles, Levin and Vischi, Richard Griffin, owner.
SUBJECT—Application for consideration—reopening as an extension of time to complete—re Application (de sion of the borough superintendent); previously gran on condition, under sections 7c, 7i and 7h of the zoni resolution, permitting in a business use district, the construction and extension in use area of an existing ga line service station, to include gasoline and oil sell station, lubritorium, car wash, motor vehicle repa

storage and sales of accessories, store and office; and permitting the parking and storage of more than five motor vehicles on unbuilt portion on plot.
PREMISES AFFECTED—6161-6199 Broadway, southwest corner of 251st street, Block 3415, Lots 1182, 1186 and 1187, Borough of the Bronx.
APPEARANCES—
For Applicant: Seymour London.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board on November 9, 1954, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1158/53)

80-54-BZ
APPLICANT: Victor Sicignano, owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles and permit the sale and display of motor vehicles.
PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park Avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE:
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION:
WHEREAS, this application was granted by the Board on April 12, 1955, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 12, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 4811/53)

85-54-BZ
APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution permitting in a business use district, the extension to accessory building on existing gasoline service station, to include the existing uses of lubritorium, car washing (non-automatic), storage and sale of home and auto accessories and the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—71-02 to 71-20 Northern boulevard, 33-02 to 33-12 72nd street, southwest corner and 33-01 to 33-09 71st street, Block 1244, Lot 1, Jackson Heights, Borough of Queens.
APPEARANCES—
For Applicant: Ingram S. Carner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION:
WHEREAS, this application was granted by the Board on April 19, 1955, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 19, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that all permits required including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2178/54)

67-33-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Salvatore Pauma, owner.
SUBJECT—Application for consideration—reopening as to an extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, for a term of two years.
PREMISES AFFECTED—1225 East 233rd street and 3900-3910 Baychester avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of the Bronx.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol II, subject to the regular procedure, to consider extension of use.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Chairman Murdock 1

313-33-BZ—Vol. II
APPLICANT—Samuel Carr, for Digama Realty Co., owner.
SUBJECT—Application for consideration—reopening as Vol. II as to rehearing under a new section, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 21 of the building zone resolution, permitting partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—38-06 Greenpoint avenue, south side of 50th avenue, Block 212, Lot 23, Borough of Queens.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

APPEARANCES—
For Applicant: Samuel Carr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, for hearing under new section of the Zoning Resolution.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Chairman Murdock 1

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.
SUBJECT—Application for consideration—reopening as Vol. IV to consider a new proposal as to occupancy, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use district, the extension to existing garage for more than five motor vehicles (previously granted by the Board) using more than the area permitted.
PREMISES AFFECTED—958-980 Nostrand avenue, 412-416 Montgomery street, southwest corner and 291-301 Sullivan street, Block 1305, Lot 40, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.....
Negative: .....
Absent: Chairman Murdock.....

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Juliu Procacci, owner.
SUBJECT—Application for consideration—reopening as t consider a new proposal, subject to regular procedure—r Application (decision of the borough superintendent) previously granted on condition, under section 7f of th building zone resolution, permitting in a business use dis trict, for a term of years, the use of a plot for the dis play and sale of used cars and also the parking and storag of more than five motor vehicles.
PREMISES AFFECTED—627-637 86th street, north sid 214 ft. 7 in. east of Fort Hamilton Parkway, Block 603 Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housi and Buildings.
ACTION OF BOARD—Application reopened as Vol. I subject to the regular procedure, to consider new propos
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.....
Negative: .....
Absent: Chairman Murdock.....

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Cler*

2.05
W

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | November 1, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 44

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting Tuesday Morning, October 25, 1955, Affecting Calendar Numbers 19-26-BZ—Vol. V, 20-43-BZ, 367-53-BZ, 892-54-BZ, 893-54-A, 8-55-BZ, 13-55-BZ, 111-55-BZ, 127-55-BZ, 190-55-BZ, 232-55-BZ, 233-55-BZ, 251-55-BZ, 255-55-BZ, 256-55-A, 267-55-BZ, 419-55-BZ, 666-55-BZ, 1083-47-BZ—Vol. II, 862-51-BZ—Vol. II, 81-54-BZ, 351-54-BZ, 736-54-BZ, 776-54-BZ, 777-54-BZ, 54-55-BZ, 95-55-BZ, 535-55-BZ and 536-55-A.

Minutes of Regular Meeting Tuesday Afternoon, October 25, 1955, Affecting Calendar Numbers 293-54-A, 565-54-A, 872-54-A, 798-55-A, 779-50-A—Vol. II, 224-55-A, 480-24-BZ—Vol. II, 431-31-BZ—Vol. III, 781-45-BZ, 602-48-BZ, 100-50-BZ, 58-51-BZ, 493-51-BZ, 78-52-BZ, 912-54-BZ, 314-28-BZ—Vol. II, 5-33-BZ—Vol. II, 399-40-BZ, 401-40-BZ, 515-40-BZ—Vol. III, 121-54-BZ—Vol. II and 746-38-SA.

Corrections Affecting Calendar Numbers 592-54-BZ and 627-39-BZ—Vol. III.

Rules for Approval and Use of Air Entraining Portland Cements.

Rules Related to Smoking in Protected Portion of Factories, and in Special Classes of Occupancies.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to October 25, 1955

Cal. No. *Dept.* *Premises Affected*

815-55-BZ—H.B.Q.—96-12 to 96-14 Northern boulevard, south side, 40 ft. west of 97th street, Block 1711, Lot 5, Corona, Borough of Queens, Alt. 683-55—re office, paint spraying, storage of 5 motor vehicles; etc.; more than one building on a lot.

816-55-A—H.B.M.—487-495 Park avenue and 100-102 East 59th street, southeast corner, orchestra and stadium, Block 1313, Lot 4, Borough of Manhattan, Alt. 1127-55—re restoration of motion picture theatre use in building.

817-55-SM—Aircell; Woolfelt; Multiply; Anti-Sweat; Anti-Freeze, SpongeFelt; Asbestos paper, manufactured by Smith and Kanzler Corp., Material.

818-55-A—H.B.M.—139-141 Spring street, northeast corner of Wooster street, cellar, Block 500, Lot 40, Borough of Manhattan, Alt. 1403-55—re egress.

819-55-A—H.B.M.—149-153 Wooster street, west side, 145 ft. south of West Houston street, cellar, Block 515, Lot 27, Borough of Manhattan, Alt. 1282-55—re stairways, etc.

820-55-SM—Tussore Casement Cloth, Model 2590 (drapery cloth), manufactured by Putnam Mills, Material.

821-55-SM—Steel-X Channel Bridging (metal bridging to support wood floor joists), manufactured by Taber, Bushnell & Co., Inc., Material.

822-55-SM—Conver-Zinaloy Zinc Cavity Wall Tie, manufactured by Conver Steel and Wire Co., Inc., Material.

823-55-SA—The Charcolator, The Catchal-ator, The Spacemaker Shelf Insulated Domestic Gas Ranges, manufactured by The Sunray Stove Co., Appliance.

824-55-A—F.D.—35-10 36th avenue, south side, from 35th to 36th streets, Block 635, Lot 33, Long Island City, Borough of Queens, Decision—re smoking in factory; panic bolts.

825-55-A—H.B.M.—112-114 Prince street, south side, 20 ft. west of Greene street, Block 500, Lot 19, Borough of Manhattan, Alt. 1377-55—re egress.

826-55-A—F.D.—100 Park Row and 31 Duane street, southwest corner, basement and ground floor, Block 159, Lot 60, Borough of Manhattan, Order No. 6221-5—re refrigeration systems, etc.

827-55-BZ—H.B.Q.—245-20 139th avenue and 245-22 and 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24 (23 tentative), Rosedale, Borough of Queens, N.B. 4413-55—gasoline service station, auto laundry, office, sales area, etc.; business entrances, etc.

828-55-BZ—H.B.M.—201-271 West 31st street, 200-270 West 33rd street, 380-418 7th avenue and 420-458 8th avenue, entire block, Block 781, Lot 1, Borough of Manhattan, Amendment to Alt. 140-55—re height, etc.

829-55-BZ—H.B.Q.—222-31 96th avenue, north side, 72.94 ft. west of 224th street, Block 10811, Lot 24, Queens Village, Borough of Queens, N.B. 4248-55—re erection of an extension to a carpet cleaning plant, etc.

830-55-A—H.B.Bx.—940 Metcalf avenue, east side, 176.33 ft. south of Bruckner boulevard, Block 3659, Lot 20, Borough of The Bronx, Revocation of Certificate of Occupancy #543-39.

831-55-BZ—H.B.Q.—85-15 Astoria boulevard, northeast corner of 86th street, Block 1097, Lot 1, Jackson Heights, Borough of Queens, N.B. 3458-55—re refreshment stand and free parking for patrons.

Restored to Docket

779-50-A Vol. II—H.B.B.—741-761 (739 displayed) East New York avenue, north side, 40 ft. west of Troy avenue, Block 1428, Lot 47, Borough of Brooklyn, Alt. 2359-55 re exit and stairway.

746-38-SA—Bennett Pumps for Motor Fuels, Models 156 and 375 (reopened for test and report as to additional models —748 and 749), manufactured by John Wood Company, Bennett Pump Division, Appliance.

399-40-BZ—H.B.Bx.—942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard, Block 3659, Lot 21, Borough of The Bronx, Amendment to Alt. 779-39—re dwelling in excess of area, etc.; extension of term of variance; and change of zone from F to FF district.

401-40-BZ—H.B.Bx.—946 Metcalf avenue, east side, 94.42 ft. south of Eastern boulevard, Block 3659, Lot 23, Borough of The Bronx, Amendment to Alt. 752-39—re dwelling in excess of area, etc.; extension of term of variance, and change of zone from F to FF district.

121-54-BZ Vol. II—H.B.Q.—97-09 50th avenue, north side 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens, N.B. 5014-53—renew building for lockers and rest rooms for adjoining machine shop.

515-40-BZ Vol. III—H.B.Q.—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 32 and 37, Rockaway Beach, Borough of Queens, Alt. 899-55—re parking and storage of motor vehicles on open lot, etc.

5-33-BZ Vol. II—H.B.Bx.—3480-3498 Baychester avenu and 3800-3812 Boston road, southeast corner, Block 525 Lot 1, Borough of The Bronx, N.B. 1544-55—re gasolin service station in a retail, buisiness and residence use distric

---

314-28-BZ Vol. II—H.B.Bx.—902-914 Westchester avenu and 911-915 Rogers place, southwest corner and 889-903 Ea 163rd street, Block 2696, Lot 130, Borough of The Bron N.B. 1052-55—re demolition and reconstruction of a gasolin service station to include lubritorium, car washing, parkin and storage of motor vehicles, etc.

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M. Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, etc. ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) . April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 1, 1955, at 10 o'clock in Room 213 Municipal Building, Manhattan, on the following matters:

4-54-BZ

APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application October 19, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

Laid over from October 4, 1955, to November 1, 1955, for inspection and decision; hearing closed.

350-54-A

APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner—re discontinue use of Oxy-Acetylene torch.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to November 1, 1955, applicant to file revised plans.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed; then to November 1, 1955, for further inspection and decision; hearing closed.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; then to October 25,

CALENDAR

1955, for applicant to file revised plans as to elimination of curb cut, change of sign and building face; then laid over from October 25, 1955 to November 1, 1955, for consideration of plans.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed; then to October 11, 1955, at the request of the applicant until the Board acts on Cal. No. 190-55-BZ, now laid over to October 11, 1955, 10 a.m.; then to October 18, 1955, for inspection and decision; hearing having been held; then to October 25, 1955, for decision; then laid over from October 25, 1955 to November 1, 1955, for consideration with Cal. No. 190-55-BZ.

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of present uses of sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

Laid over from October 25, 1955 to November 1, 1955, at the request of an objector, applicant concurring; no further requests for adjournment.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence district and in a Class D area the extension and maintenance of gasoline service station, lubritorium, office, car washing, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner Block 5158, Lot 37, Great Kills, Borough of Richmond.

801-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application August 8, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Nelson avenue.

PREMISES AFFECTED—3975-3985 Hylan boulevard (3981 official) and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

735-55-BZ

APPLICANT—Watchtower Bible and Tract Society, Inc owner.

SUBJECT—Applictaion September 20, 1955—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit the location of required loading berths within 50 ft. of a street intersection.

PREMISES AFFECTED—73-93 Sands street, north side from Pearl street to Prosepct street and Manhattan Bridge, 74-88 Prospect street and 137-145 Pearl street Block 77, Lots 1-22, Borough of Brooklyn.

125-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R. M. H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessees).

SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough of superintendent) under sections 7c, 7e, 7f, 7h and 7i of the zoning resolution, to permit in a manufacturing retail and residence use district the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and frame) parking for employees and patrons only).

PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 55 and 56, Borough of Brooklyn.

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. I re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the change of use from shelter, outdoor garage, parking of more than 5 cars and display of used cars, gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8477, Lots 1, 3, and 5, Borough of Brooklyn.

718-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastroianni, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. I —re (decision of the borough superintendent) under sections 7i and 7c of the zoning resolution, to permit in a business use district the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on the property), and sale of used cars, to motor vehicle repair, auto body and fender repairs, auto upholstery, parking and storage of more than 5 cars.

PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.

CALENDAR

311-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

39-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield.

SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

31-54-BZ

PPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

UBJECT—Application November 2, 1954—re (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.

REMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

20-55-BZ

PPLICANT—Albert Melniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).

UBJECT—Application March 22, 1955—re (decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted for a term of 15 years.

REMISES AFFECTED—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot 1, West Brighton, Borough of Richmond.

4-55-BZ

PPLICANT—Vito P. Battista, for Dora Heissenbuttel, owner.

UBJECT—Application April 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

REMISES AFFECTED—123 Bergen street, north side, 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *esday afternoon, November* 1, 1955, at 2 o'clock in Room 3, Municipal Building, Manhattan, on the following tters:

54-SM—Vol. II

PPLICANT—Reliance Tubular Products Company, owner Joseph Gittler, agent).

SUBJECT—Application reopened March 1, 1955 as Vol. II for test and report to consider different design—reliance Tru-Fit, Model F-77 (gas range connector); previously approved re Reliance Tru-Fit (range connector), Model 77.

708-53-SA

APPLICANT—Airtemp Division of Chrysler Corp., owner.

SUBJECT—Application September 28, 1953—Chrysler Airtemp Gas-fired Air Conditioners, Models 4267, 4280, 4180, 4110, 4212, A-106 and A-107; approval of.

681-53-SA

APPLICANT—Speed Queen Corporation, owner.

SUBJECT—Application August 24, 1953—Speed Queen Clothes Dryer (gas-fired), Models DG11 and DG12, approval of.

385-55-SM

APPLICANT—W. L. Gates, for the Celotex Corp., owner.

SUBJECT—Application May 16, 1955 — Acoustic-Celotex Lumicel and Acousti-Lux Panels for translucent ceilings (light diffuser), approval of.

363-55-SA

APPLICANT—Overhead Heaters New York, Inc., for Norman Products Co., owner.

SUBJECT—Application May 4, 1955 — Norman Gas Conversion Burners, Models NP-6-300, NP-5-145, NP-5-160, NP-3-200, NP-3-160, NP-3-145, NP-3-300, NP-33-300, NP-6-145, NP-6-160 and NP-6-200, approval of.

481-52-SA

APPLICANT—Guilbert Inc., owner.

SUBJECT—Application June 16, 1952—Guilbert, Inc., Interlock for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AR-2, approval of.

482-52-SA

APPLICANT—Guilbert Inc., owner.

SUBJECT—Application June 16, 1952—Guilbert, Inc., Lock and Contact for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AS-1, approval of.

368-47-SA—Vol. II

APPLICANT—General Machine Company, Inc., owner.

SUBJECT—Application reopened June 14, 1955 as Vol. II as to additional models for test and report re E.F.M. Oil Burner, Model DT-30, previously approved re E.F.M. Oil Burner, Models CT-30, CT-55 and CT-120 Gemaco Oil Burner, Models AT-45, AT-75 and AT-100.

439-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

SUBJECT—Application reopened May 18, 1954 as Vol. II for test and report as to Aluminum foil laminated on wallboard—Gold Bond Foil-Back Fire Shield Wallboard (interior partitions).

68-55-SM

APPLICANT—Joseph Platzker, for Chemical Products Co., owner.

SUBJECT—Application January 26, 1955—Kwik-Weld (bonding agent), approval of.

56-55-SM

APPLICANT—Joseph Platzker, for American Sta-Dri Co., owner.

SUBJECT—Application January 3, 1955 — Sta-Dri-Link (bonding agent) approval of.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Com. of America, owner.

SUBJECT—Application reopened September 20, 1955 as to amendment to resolution as to modification of Connector —re Long-Flex Gas Stove Connector; previously approved.

CALENDAR

153-44-SA

APPLICANT—The Quincy Stove Manufacturing Company, owner.

SUBJECT—Application reopened June 7, 1955 amendment to resolution as to additional models of Monogram Oil Fired Heaters—re Monogram Oil Fired Heaters (circulating), Models E30, G30, H30, K30, L30, R30, 38A, 130, 38B, 130, 37C, 130, 38B, 240, 37C, 240, 38B 340, 37C 340, E50, G50, H50, K50, L50, A50, S50, 38A 150, 38B 150, 37C 150, 38B 250, 38B 350 and 37C 350; previously approved.

75-50-SM

APPLICANT—Robbins Floor Products, Inc., owner.

SUBJECT—Application reopened May 24, 1955 amendment to resolution as to additional vinyl floor tile—re Robbins Lifetime Vinyl Floor Tile (floor covering; previously approved.

35-45-SM

APPLICANT—Russell & Erwin Division of American Hardware Corp., owner.

SUBJECT—Application reopened January 4, 1955 amendment to resolution as to new model of Panic Bolts—re Russwin Panic Bolts, Types 564, 564½, 566, 567, 567½, Types 80, T80, 86, T86, 86NT, T86NT 86½, T86½, 86½NT, 87, T87, 87½, 88, T88, 89, T89, 89A, T89A, 280, T280, 080, T080, 40, 43 x 45, 45, 60, 63 x 65, 65, 165, 66, NT66, 66½, NT66½, 75, 67½, 68, 69, 69A, 90, 96, 96½, 97 97½, 98, 99A, 168, 240, and 260; previously approved.

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.

SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provide 4" fuel oil storage concrete jacket for fuel oil storage tank.

PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

735-54-A

APPLICANT—John A. Knubel, for Knubel and Persich, (Gormil Realty Corp., owner).

SUBJECT—Application September 19, 1954—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—21 West 39th street, north side, 380.6 ft. west of 5th avenue, Block 841, Lot 26, Borough of Manhattan.

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owner.

SUBJECT—Application November 29, 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.

PREMISES AFFECTED—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

311-55-A

APPLICANT—Mario M. De Optatis, for John Hall, owner.

SUBJECT—Application April 15, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, Multiple Dwelling Law—re depth of rear yard.

PREMISES AFFECTED—42 East 63rd street, south side, 171 ft. 5 in. west of Park avenue, Block 1377, Lot 14, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning,* November 9, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

79-55-BZ

APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.

PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

416-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

243-55-BZ

APPLICANT—Larry Meltzer, for S. R. K. Realty Corp, owner (Owner under Purchase Contract — Joseph Clemente).

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station

PREMISES AFFECTED—842-850 5th avenue and 462-48 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

Laid over from October 11, 1955 to October 18, 1955, at the request of an objector; applicant concurring, no further requests for adjournment; then to November 9, 1955, for applicant to file revised plans showing distance from lot line of proposed site to the wall of the first adjacent house on lot 32, and also showing elevation of grade.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Battumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

CALENDAR

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed; then to November 9, 1955, for further consideration and decision.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed; then to October 25, 1955, for full vote of the Board; then to November 9, 1955, for further inspection and decision; hearing closed.

239-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over to November 9, 1955, for inspection and decision; hearing closed.

240-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over to November 9, 1955, for inspection and decision; hearing closed.

674-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application reopened October 11, 1955 for consideration as to amendment as to width of side yard north and court south—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, E-1 area district, the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glasgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from dead storage for autos, garage and one apartment (one family), to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.

SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

193-55 BZ

APPLICANT—Burke, Green and Groh, for The Glidden Co., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of patrons and employees cars (no fee to be charged).

PREMISES AFFECTED—45-05 94th street, southeast corner of 45th avenue, Block 1602, Lot 1, Elmhurst, Borough of Queens.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 21 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26 Dongan Hills, Borough of Richmond.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman, and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue and Appeal from a decision of the borough superintendent—re frame building with fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street,

CALENDAR

Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.

SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.

PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

454-55-BZ

APPLICANT—Office of Alfred Easton Poor, for Empire Trust Co., owner.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under 21 of the zoning resolution, to permit in a retail use, B area district the proposed vertical extension of the existing elevator shaft in the northeast corner of the building.

PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan.

455-55-A

APPLICANT—Office of Alfred E. Poor, for Empire Trust Co., owner.

SUBJECT—Application June 8, 1955—re Appeal from a decision of the borough superintendent—re fire tower and egress.

PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan.

497-55-BZ

APPLICANT—Andrew Di Camillo, for 13th Avenue Holding Corp., owner.

SUBJECT—Application June 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D1 area district the erection of a building using more than the area permitted.

PREMISES AFFECTED—8118 13th avenue, west side, 60 ft. north of 82nd street, Block 6291, Lot 43, Borough of Brooklyn.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street and 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.

SUBJECT—Application July 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.

PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November* 9, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.

SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

387-55-A

APPLICANT—William H. Hickin, for E. I. du Pont de Nemours and Co., owner.

SUBJECT—Application May 9, 1955—re Appeal from a decision of the fire commissioner re Classification of Blasting agent known as "Nitramon" and "Nitro-Carbo-Nitrate" for use in New York City.

723-55-A

APPLICANT—Frank Lloyd Wright for Solomon R. Guggenheim Foundation, owner.

SUBJECT—Application September 14, 1955—re Appeal from a decision of the borough superintendent relating to construction and egress.

PREMISES AFFECTED—1071 Fifth avenue, east side, from East 88th to East 89th streets, Block 1500, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London owner.

SUBJECT—Application reopened September 21, 1954 a Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, t permit in a residence use district the proposed change i occupancy from garage for more than five motor vehicles to storage of junk and factory (wood working shop wit power tools), and without the required loading berth an without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748 4756 Bronx boulevard, southeast corner, Block 5103, Lot 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for in spection and decision; hearing closed; applicant to advis the Board as to type of factory proposed; then to May 2 1955 and then to June 1, 1955, for statement from applica as to proposed tenancy; then to June 21, 1955, for applica to advise Board as to type of tenancy; then to September 2 1955, for applicant to furnish the Board, in letter form, stat ment as to the proposed tenancy, along the lines the Boar has indicated; then to November 15, 1955, at the request the applicant for the owner to advise the Board more detail as to a proposed tenancy.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibso owner.

SUBJECT—Application February 1, 1955—re (decision the borough superintendent) under sections 7e, 7f, 7i a 7A of the zoning resolution, to permit in a residence a business use district the erection and maintenance of gasoline service station, lubritorium, auto wash, mot vehicle repairs, storage and sale of accessories and offic with a business entrance (curb cut), show windows a

CALENDAR

signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school; then to November 15, 1955, at the request of the applicant; owner is considering a conforming use.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board; then laid over from October 18, 1955, to November 15, 1955, for applicant to submit a new decision of the borough superintendent, omitting the marinar and including the extension of the lot.

54-55-BZ

APPLICANT—Lama, Proskauer and Prober, for U and O Corporation, owner.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles with show window, curb cuts and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn.

Laid over from October 18, 1955 to November 15, 1955, for inspection and decision; hearing closed.

56-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.

SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.

PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

Laid over from October 25, 1955, to November 15, 1955, for inspection and decision; hearing closed.

-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V —re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

Laid over from October 25, 1955 to November 15, 1955, at the request of an objectant, applicant concurring; no further requests for adjournment.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use disstrict the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414 Lots 334, 336 and 340, Borough of The Bronx.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed; laid over without date, applicant to file plans showing exits and entrances of Major Deegan Highway.

122-31-BZ Vol. II

APPLICANT—Arthur Saracino, owner.

SUBJECT—Application reopened October 11, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner, Block 113, Lot 134, South Jamaica, Borough of Queens.

496-32-BZ Vol. II

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed extension of the building of roof level to create a new fifth floor, same height as the present penthouse, using more of the area than permitted by the Zoning Resolution.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

529-47-BZ Vol. II

APPLICANT—Knickerbocker Federal Savings and Loan Association, lessee, for Ralph DeMayo, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7A of the zoning resolution, to permit in a business and residence use district, proposed extension of patrons parking, on a lot partly in a business use district, accessory to a structure wholly in a business use district, into the residence use district; curb cuts into a residence use district, proposed show window in rear south wall of building.

PREMISES AFFECTED—3474-3478 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of The Bronx.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc., lessee).

CALENDAR

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.
PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan.

556-54-BZ
APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (K.D.B. Realty Holding Corp., lessee).
SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).
PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

557-54-BZ
APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (Genevieve Naylor, lessee).
SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio, and one family dwelling, (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).
PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

46-55-BZ
APPLICANT—Arthur J. Goldsmith, for LaSalle Holding Corp., owner.
SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail district, a cabaret in an existing restaurant on premises.
PREMISES AFFECTED—34-36 East 60th street, south side, 131 ft. west of Park avenue and 178 ft. east of Madison avenue, Block 1374, Lots 42 and 43, Borough of Manhattan.

153-55-BZ
APPLICANT—Patrick D. Concagh, for Jessie Millefiori, owner.
SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district the maintenance of existing uses of auto repair, body, fender and spraying shop.
PREMISES AFFECTED—2955-2957 Boston road, west side, 95.93 ft. south of Adee avenue, Block 4555, Lot 26, Borough of The Bronx.

167-55-BZ
APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.
SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

240-55-BZ
APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.
SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.
PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

269-55-BZ
APPLICANT—Robert Gottlieb, for Leon Goldstein, owner.
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars for a term of 5 years.
PREMISES AFFECTED—2107-2109 Prospect avenue, west side, 100.21 ft. north of East 180th street, Block 3096, Lot 33, Borough of The Bronx.

313-55-BZ
APPLICANT—Murray Landau, owner.
SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district and F area the erection of a 1 car garage for private use of owner. Proposed building has a setback of less than 1 feet.
PREMISES AFFECTED—161-01 85th avenue, northeast corner of 161st street, Block 9785, Lot 46, Jamaica, Borough of Queens.

678-55-BZ
APPLICANT—Lama, Proskauer and Prober, for The Dime Savings Bank of Brooklyn, Sidney Silverman, Max Zeisk and Howard I. Goldberg, owners.
SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of present banking facilties in business use district, into the residence use district and the parking of patrons' and executives' cars (no fee charged in conjunction with new Drive In Banking Booth.
PREMISES AFFECTED—8501-8523 19th avenue and 1901-1911 86th street, northeast corner, and 1902-1910 85th street, Block 6345, Lots 1, 6, 9 and 11, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 15, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

632-54-A—Vol. II
APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.
SUBJECT—Application reopened September 13, 1955 as Vol II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors
PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 5, Borough of The Bronx.

CALENDAR

273-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co., Inc., owner.

SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent relating to construction and exits.

PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

397-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.

SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.

PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

479-55-A

APPLICANT—Louis Lieberman, for Temple Petach Tikvah, owner.

SUBJECT—Application October 3, 1955—re Appeal from a decision of the borough superintendent—re reconstruction and thickness of walls.

PREMISES AFFECTED—1459-1465 Lincoln Place and 249-253 Rochester avenue, northwest corner, Block 1386, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 22,* 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

65-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.

PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed; applicant to file one or two comprehensive protographs showing the general conditions and a plan giving more details of the proposed retaining wall.

79-49-BZ Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.

PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed; applicant to submit revised plans showing proposed conditions; administrative appeal to be heard on same date.

355-55-A

APPLICANT—Henry G. Harris, for E. Gabel, owner.

SUBJECT—Application March 31, 1955—re Appeal from a decision of the borough superintendent as to exits.

PREMISES AFFECTED—38 Central Park South, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

57-50-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed; companion "A" case to be calendared for same date.

58-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II —re Appeal from a decision of the borough superintendent relating to exits.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

956-54-BZ

APPLICANT—David Kraus, for Kerlin Homes, Inc., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.

PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.

Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed.

216-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.

SUBJECT—Application March 15 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district the storage and sale of compressors and parts, and off street loading.

PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.

Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.

CALENDAR

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.
PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.
Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed.

232-55-BZ
APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.
SUBJECT—Application March 25, 1955—re (decison of the borough superintendent) under sections 7(c) and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district; to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.
PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.
Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

233-55-BZ
APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.
SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under sections 7(c), 7(h) and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick Boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.
PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.
Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

8-55-BZ
APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).
SUBJECT—Application January 5, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district the storage and baling of new fabric remnants and waste clippings.
PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.
Laid over from October 25, 1955, to November 22, 1955, for inspection and decision; hearing closed.

13-55-BZ
APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S. F. Brown), owner (Car Wholesalers, Inc., lessee)..
SUBJECT—Application January 12, 1955—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a site partly in a business use district and partly in a residential district, the extension of the existing use for the sale of used cars into the residential district and to allow curb cuts at a point less than 75 ft. from the residential zone.
PREMISES AFFECTED—63-11 Queens boulevard, north side, from 63rd to 64th streets, Block 1340, Lot 1, Jackson Heights, Borough of Queens.
Laid over from October 25, 1955, to November 22, 1955, for inspection and decision; hearing closed.

127-55-BZ
APPLICANT—Patrick D. Concagh, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.
SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7b, 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than 5 cars, and storage room.
PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.
Laid over from October 25, 1955, to November 22, 1955, for inspection and decision; hearing closed.

251-55-BZ
APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a light standard and combination sign pole with curb cut nearer the residence use district than is permitted.
PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.
Laid over from October 25, 1955 to November 22, 1955, for notices to be sent out according to the regular procedure.

255-55-BZ
APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al owners.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owner.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lot 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.
Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

256-55-A
APPLICANT—Joseph and Vladeck, for Lucy Arnell, et. al owners.
SUBJECT—Application April 1, 1955—re Appeal from decision of the borough superintendent and from order and decision of the fire commissioner—re class III construction—masonry walls.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lot 34-37 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

137-40-BZ Vol. II
APPLICANT—Charles M. Spindler, for Milton d/b/a Crescent Auto Service, owner.
SUBJECT—Application reopened July 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension in area of a gasoline service station, previously approved by the Board, to include auto washing, lubrication, office, accessory sal

CALENDAR

minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.
PREMISES AFFECTED—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 9694, Lot 17, Jamaica, Borough of Queens.

92-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.
SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.
PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

15-54-BZ Vol. II

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.
SUBJECT—Application reopened July 19, 1955 as Vol. II —re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of subject premises (lot 28) for the parking and storage of motor vehicles.
PREMISES AFFECTED—233-239 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 25-28 inclusive, Borough of Manhattan.

28-54-BZ

APPLICANT—Larry Meltzer, for Jack and Palma Tarulli, owners.
SUBJECT—Application December 7, 1954—re (decision of the borough superintendent) under sections 21, 7e and 7f of the zoning resolution, to permit in a business use, D area district the demolition of frame office, structure, and to permit the extension of existing class 3 structure using more than the area permitted, to be used by fuel oil distributor, storage, sales and service of oil burner, parts and equipment, and to permit the use of structure as a storage garage for owner's motor vehicles, no public sale of gasoline.
PREMISES AFFECTED—8726-8730 18th avenue, west side, 103 ft. 3½ in. south of Rutherford place, Block 6402, Lot 36, Borough of Brooklyn.

3-55-BZ

APPLICANT—John F. Fitzsimons, for Leon and Margaret Sculti, owners.
SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7b, 7e and 7A of the zoning resolution, to permit in a residence and retail use district the maintenance of a storage yard for builders' materials and equipment, loading and unloading, the parking in the open of 2 trucks used in the business; and to permit a business entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—134-14 218th street, west side, 81.79 ft. south of Merrick boulevard, Block 13011, Lot 46, Springfield Gardens, Borough of Queens.

50-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.
SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).
PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

327-55-BZ

APPLICANT—Albert E. Deer, for Morton Pickman and Samuel M. Berley, owners (owners under contract: Esso Standard Oil Co.).
SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.
PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

343-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph and Anthony Carlo, owners.
SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a building for restaurant use with parking and storage of motor vehicles on vacant portion of plot.
PREMISES AFFECTED—234-248 Withers street and 134-144 Woodpoint road, southwest corner, Block 875, Lot 40, Borough of Brooklyn.

424-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Howard A. Zimmerman, owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles on open lot, which is partly in a residence use district and partly in a business use district.
PREMISES AFFECTED—111-113 Erasmus street, north side, 84 ft. 5 in. east of Rogers avenue, Block 5105, Lot 76, Borough of Brooklyn.

574-55-BZ

APPLICANT—Paul Friedman, for Laura Roehrig, owner (Baisley Auto Body Inc., lessee).
SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a retail use district the proposed extension and use of premises for a motor vehicle repair shop, including body and fender work, welding and paint spraying, also free parking for patrons and employees.
PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 22*, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

224-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.
SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re use of spray booth and conveyor (not approved).
PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1 Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 29, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed.

399-40-BZ

APPLICANT—Marie Braun, owner.

SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, less than the required width and occupying a greater area of the lot than permitted.

PREMISES AFFECTED—942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard, Block 3659, Lot 21, Borough of The Bronx.

401-40-BZ

APPLICANT—Marie Braun, owner.

SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, 1 in. less than the width required.

PREMISES AFFECTED—946 Metcalf avenue, east side, 94.42 ft. south of Eastern boulevard, Block 3659, Lot 23, Borough of The Bronx.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street— proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 29, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re fire escape; exit.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue Inc., owner (Benenson Realty Corp., lessee).

SUBJECT—Appeal filed October 20, 1954—from an order and decision of the fire commissioner—re sprinkler in cabinets (storage of film).

PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endicott, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throgg Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throgg Neck Bridge.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 25, 1955, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 11, 1955 and the minutes of the Special Meeting of the Board held on Friday morning, October 14, 1955, were approved as printed in the Bulletin of October 18, 1955, Vol. 40, No. 42.

19-26-BZ Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sand and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district, the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: George M. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1955, at 10 A.M. at the request of an objectant, applicant concurring; no further requests for adjournment.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay Parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Opposition: Frank S. Samansky.

For Administration: Samuel L. Becker, Dep't, of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1955, at 10 A.M. for consideration with Cal. No. 190-55-BZ.

67-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and real use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1955, at 10 A.M. for further inspection and decision; hearing closed.

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of present uses of sales, display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Bernie Ostrowski.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1955, at 10 A.M., at the request of an objector, applicant concurring; no further requests for adjournment.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1955, at 10 A.M., at the request of an objector, applicant concurring; no further requests for adjournment.

8-55-BZ

APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).

SUBJECT—Application January 5, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district, the storage and baling of new fabric remnants and waste clippings.

PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: David R. Dibner and Millard Henlein.

For Opposition: Maurice Goldberg, Arthur Goldfinger, Dave Rich, A. Levenson, Charles W. Wolff, Murray J. Koblich, T. P. Smith and Louis Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M., for inspection and decision; hearing closed.

13-55-BZ

APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S. F. Brown) owner (Car Wholesalers, Inc., lessee).

SUBJECT—Application January 12, 1955—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a site partly in a business use district and partly in a residential use district, the

MINUTES

extension of the existing use for the sale of used cars into the residential district and to allow curb cuts at a point less than 75 ft. from the residential zone.
PREMISES AFFECTED—63-11 Queens boulevard, north side, from 63rd to 64th streets, Block 1340, Lot 1, Jackson Heights, Borough of Queens.
APPEARANCES—
For Applicant: Arthur S. Hirsch.
For Opposition: August Demartine, Michael John Silak, and Franklyn Rosenfeld.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M., for inspection and decision; hearing closed.

111-55-BZ
APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.
SUBJECT—Application February 11, 1955—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.
APPEARANCES—
For Applicant: Joseph M. Lonergan.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 1, 1955, at 10 A.M. for further inspection and decision; hearing closed.

127-55-BZ
APPLICANT—Patrick D. Concagh, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.
SUBJECT—Application February 15, 1955—(decision of the borough superintendent) under sections 7b, 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than 5 cars and storage room.
PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.
APPEARANCES—
For Applicant: P. D. Concagh and Alfred Friedman.
For Opposition: Louis Jerome, Ida Wolff and Martin Wolff.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. for inspection and decision; hearing closed.

190-55-BZ
APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).
SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, for a term of twenty five years, the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—6002-6012 Bay Parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.
APPEARANCES—
For Applicant: Benjamin Mosher and Thomas Berkery.
For Opposition: Frank S. Samansky.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 1, 1955, at 10 A.M. for consideration of plans.

232-55-BZ
APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.
SUBJECT—Application March 25, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G1 area district; to omit the required side yard in the G1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.
PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh, Spencer Steele, Joseph Schneider, H. P. Mitchell, Murray Weiss and Michael Weideger.
For Opposition: Alvin F. Klein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M., for inspection and decision; hearing closed.

233-55-BZ
APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.
SUBJECT—Application March 25, 1955—(decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.
PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh, Joseph Schneider, H. P. Mitchell, Murray Weiss and Michael Weideger.
For Opposition: Alvin F. Klein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M., for inspection and decision; hearing closed.

251-55-BZ
APPLICANT—Kaplan, Kilsheimer and Buckley, for Phili Farbman, owner.
SUBJECT—Application April 1, 1955—(decision of th borough superintendent) under sections 7e and 21 of th zoning resolution, to permit in the retail use portion of plot located in a residence and retail use district, th erection and maintenance of a gasoline service statio lubritorium, car wash, motor vehicle repairs and offic and to permit the parking and storage of motor vehicl upon unbuilt portion of plot, and to permit the erectic of a 2 light standard and combination sign pole with cu cuts nearer the residence use district than is permitted.

MINUTES

PREMISES AFFECTED — 193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.
APPEARANCES—
For Applicant: C. Buckley, Jr.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955 at 10 A.M., for notices to be sent out according to the regular procedure.

255-55-BZ

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al., owners.
SUBJECT—Application April 1, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owners, using more than the area permitted.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68, inclusive, Sunnyside, Borough of Queens.
APPEARANCES—
For Applicant: William Vladeck, E. M. Rafferty, Marguerite M. McDonnell, Matthew Moroney, Robert Moore, Irma W. Charles, Catherine Krueger, Joseph P. Jennings and Antoinette Sterly.
For Opposition: Jerome Berger, Sidney Naishtat, Lillian Lowenherz, Frank Pachofradsky, Irene Snyder, Charles Mazzolo, Alice Hecht and Michael J. Cervini.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M., for inspection and decision; hearing closed.

256-55-A

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al., owners.
SUBJECT—Application April 1, 1955—Appeal from a decision of the borough superintendent and from orders and decisions of fire commissioner—re Class III buildings—masonry walls.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.
APPEARANCES—
For Applicant: William Vladeck, E. M. Rafferty and Marguerite M. McDonnell.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, at 10 A.M., for consideration and decision in conjunction with Cal. 255-55-BZ; hearing closed.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.
PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th street, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 9, 1955, at 10 A.M. for further consideration and decision; hearing closed.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M., and Raymond J. Seel, owners.
SUBJECT—Application May 24, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.
PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard, 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.
APPEARANCES—
For Applicant: Paul Friedman and Meyer Press.
For Opposition: Sidney Roth, Rev. Richard A. Curnow, Morris Novgrod, Theodore P. Sasso, Geno Bandini, Kenneth W. Haslam, Max Radczyk, Dr. Harry D. Berlin and John A. Kelly.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. for inspection and decision; hearing closed.

666-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.
SUBJECT—Application August 11, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.
PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.
APPEARANCES—
For Applicant: Julian Roth, A. McCall and Joseph Pirozzi.
For Opposition: Philip Lippner, William J. Parks, Anthony Zingales, Abraham J. Springer and Angelina Troiano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 15, 1955, at 10 A.M. for inspection and decision; hearing closed.

1083-47-BZ—Vol. II

APPLICANT—Wechsler and Schimmenti, for 333 East 105th Street Corp., owner (Domestic Linen Service, Inc., lessee).
SUBJECT—Application reopened September 20, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, a one story extension of existing wet wash laundry or westerly building line, to be used as an additional loading space; and permitting the extension of the balance of third floor court and permitting the construction of unbuilt balance of fourth floor (court).
PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue, Block 1667, Lots 14, 15 and 17, Borough of Manhattan.
APPEARANCES—
For Applicant: Emanual Fogel.
For Opposition: None.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, on March 16, 1948 this application (Vol. I) was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a business use district the change in occupancy from stores and dwellings, to office, shipping, pressing and storage, accessory to adjoining wet wash laundry, affecting premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue, Block 1667, Lots 15 and 17, Borough of Manhattan; and
WHEREAS, on December 16, 1952 the case was reopened as Vol. II under section 7c, affecting premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue, Block 1667, Lots 14, 15 and 17, Borough of Manhattan; and
WHEREAS, on May 26, 1953, at a public hearing, this application (Vol. II) was granted by the Board on certain conditions under section 7c of the zoning resolution to permit in a business use district, a one story extension to an existing wet wash laundry on the westerly building line, to be used as an additional loading space, and to permit the extension of the balance of third floor court and to permit the construction of unbuilt balance of four floor (court); and
WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on May 25, 1955; and
WHEREAS, this application was reopened on September 20, 1955 and set for hearing on October 25, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and
WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; and
WHEREAS, the decision of the borough superintendent, dated October 17, 1955 acting on Alt. Applic. 1465-52, reads:
"Disapproved—Repeat Obj. 4 (Revised)
Proposal to build a loading building and proposal to provide additional floor space within present structures by building floors in present interior court would constitute extensions of a non-conforming use in a Business Use District and would be contrary to Art. 2 Sect. 4(a)(51) and Sect. 6 of the Zon. Resol."
and
WHEREAS, this was set for hearing to consider extension of the term of the variance which had expired by limitation requiring a new determination of the borough superintendent, which has been filed, and two publications in the Bulletin.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 16, 1948, as thereafter amended by resolution adopted through March 26, 1953, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:
"that in view of statement by the applicant that the work has not been commenced in view of the lack of funds, that all permits required shall be obtained and all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution."

862-51-BZ—Vol. II
APPLICANT—Edwin Storch, for Home Lumber Company, Inc., owner (Eastern Cabinet Company, lessee).
SUBJECT—Application January 12, 1955, (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district, the maintenance of existing building, using more than the area permitted and without the required rear yard, to be used for lumber and cabinet storage.
PREMISES AFFECTED—97-20 42nd avenue, south side, 100 ft. east of 97th place, Block 1615, Lot 12, Corona, Borough of Queens.
APPEARANCES—
For Applicant: Edwin Storch.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE:
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was reopened as Vol. II on January 12, 1955 subject to regular procedure; and
WHEREAS, a public hearing was held on this application on September 27, 1955 after due notice by publication in the Bulletin; laid over to October 25, 1955, for inspection and decision; hearing closed; and
WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; 42nd avenue is in residence and unrestricted use, C area, class 1 height districts; 97th place is in an unrestricted use, C area, class 1 height district; and
WHEREAS, the decision of the borough superintendent, dated December 16, 1954 acting on Alt. Applic. 2964-54, reads:
"1. Proposed extension of premises used for lumber storage by covering over spaces left open is contrary to Article II Sec. 3 of Zoning Resolution.
2. Proposed increase in coverage is contrary to Article IV Sec. 13-b of zoning resolution."
and
WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100.02 ft. in depth; that this site was occupied in 1902 under N.B. 420-02 by a metal covered lumber shed with loading areas and in 1916, under N.B. 1504-16 it was expanded by an additional covered lumber shed; that from 1902 to the present this has never been used as a residential plot; and
WHEREAS, the applicant further states that the present owner purchased the site in 1946 and continued to use the premises for lumber storage as previously used; that in 1949 the lumber sheds were partly destroyed by fire; that plans were filed and approved under Alt. Applic. 3165-49 for the reconstruction of the lumber sheds in accordance with article V, paragraph 25 of the zoning resolutions which provides for restoration of existing buildings and continuance of use of same; that the new sheds were constructed of brick front, sides and rear of approved building concrete blocks, steel columns, covered wood beam roof and two steel rolling doors in the front of the loading areas; that the loading areas were left uncovered; that certificate of occupancy were obtained and the use continued; that, however, lumber materials brought in and out of the storage areas are transported by means of large trailer truckloads which take between six and eight hours to unload or load and as a result, during inclement weather, a large loss of usable materials was sustained due to weather damage; that the owner, in 1952, then procceded to cover the loading areas with a wood roof to stop the high economic loss and because of this he received a violation notice which stated that section C26-185.0 of the administrative code was violated; that he then filed proposed plans to legalize the roof covering over the loading areas under Alt. Applic. 2964-54; that on December 16, 1954 objections were stated by the department of housing and buildings to the effect that the proposed alteration is contrary to article II, paragraph 3 and article IV, paragraph 13-b of the zoning resolution; and
WHEREAS, the applicant contends that certificate of occupancy No. 6446A, filed with this application, stated what they were allowed as far as the use of the premises; that the history of the premises state according to building department records and article II, paragraph 6, that the site was legally occupied and is legally occupied at present; that paragraph 6 in part, reads as follows: "and may be altere

to an extent up to 50% of the value of the building"; that the premises were reconstructed, after being destroyed by fire, under Alt. 3165-49; that there has been no change of use in the entire premises; that they are not acting contrary to article II, paragraph 3 as the sheds were existing from 1902 up to the present time and are considered legal; that they are not acting contrary to article IV, paragraph 13-b as the sheds have not been altered since the issuance of the certificate of occupancy in 1949; that the roofs of the loading areas were then covered to protect materials against damage; that a hardship is created due to the damage by weather to the material; that this should never have been a residential zone as it was always occupied since 1902 as a lumber storage area; that the locality has definitely been improved by eliminating unsightly open areas; that the adjacent west building is a residential structure but is in an unrestricted zone and the adjoining woodcraft manufacturing plant is also in an unrestricted zone; that within a small adjoining area, the entire locality has been and still is a business area; that in the past small nuisance fires were created by neighborhood youngsters who maliciously threw fired objects on the open portion of the roof areas over the front fencing; that this hazard has been definitely overcome by enclosing the roof; and

WHEREAS, the applicant states that the present owner has held title to the property since February 4, 1946; that the assessed valuation of land is $8,000 and of the building $30,000 making a total of $38,000; that the building was erected in 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommends that the application should be granted under certain conditions, although not approving the construction of this building without proper permits; and on the basis that there should be no physical connection between this building and any adjoining building, including the Woodcraft Company on 97th Avenue at the side; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7e as to use and Section 21 as to area for a term of ten years to permit the continuance of the existing building, constructed without permit, substantially as proposed and as indicated on plans filed with this application marked, "Received, January 12, 1955" (4 sheets), "May 19, 1955" (one sheet) and "August 26, 1955" (one sheet), and for the use as proposed *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within three months from the date of this resolution.

1-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, former owner, Herman Appel and Benjamin Israels, new owners.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron and J. V. McKee.

For Opposition: Murry Eldridge, Bradley L. Dawley, McLaughlin, Henry Fisher, Daniel Summer, Lorenz Backstetter, A. W. Schoultz and Marilyn Katz.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955; applicant to file revised plans; then laid over, date to be set; awaiting court decisions, on nearby decisions of the Board, and for further inspection; applicant to file revised area plan showing residence buildings constructed this year not shown; and then set for September 13, 1955, laid over to October 11, 1955, for inspection and decision; then to October 18, 1955, for consideration and decision; hearing closed; then to October 25, 1955, for further consideration and decision, in view of hearing additional objections; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 32nd avenue are in residence and local retail use, D area, class 1 height districts; Francis Lewis boulevard is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated January 29, 1954 acting on N.B. Applic. 81-54 and superseded by N.B. Applic. 81-54 dated September 30, 1954, reads:

"1. The proposed automobile showroom, gas station, lubritorium, office, auto laundry, minor repairs and parking of cars waiting to be serviced in the local retail portion of a plot which is partially in a local retail district and extends into a residence district is contrary to Article II, Sec. 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 172.36 ft. 79 ft. and 119.75 ft. frontage by 180 ft. in depth, irregular, presently vacant; that it is proposed to construct and maintain, for a term of 15 years, an automobile showroom, gasoline service station with incidental parking of more than five motor vehicles while awaiting servicing, and with incidental car washing and repair shop for minor repairs and servicing of motor vehicles; that part of the plot is now zoned for local retail purposes and part for residential purposes; that the property is bounded to the south by a two story dwelling and by vacant property; that the entire area to be devoted to the proposed automobile showroom and gas station and incidental parking of cars awaiting service, etc., will be located entirely in the local retail district; that the only property abutting on the portion of the plot which will be used for these purposes is similarly located in a local retail district; that the property was changed from business to local retail use July 7, 1953; that it is further proposed to erect a 5 ft. 6 in. solid brick wall along the entire border of the property with the exception of the portion facing Francis Lewis boulevard and with the exception of the curb cut on 32nd avenue at the corner of Francis Lewis boulevard, thus separating the entire portion of the plot to be used for the automobile showroom and gas station from all adjacent property and shielding all of the properties, other than those on Francis Lewis boulevard, from any view of the part of the plot which will be used for the proposed automobile showroom and gas station; that inside of this brick wall will be a border of planting and shrubbery; that it is also proposed to construct on the affected premises a one story office, showroom and stockroom and for incidental motor vehicle repair work, lubritorium and car washing; that no welding and spraying

will be done on the premises and repairs will be confined to minor repairs which can be done with hand tools; and

WHEREAS, the applicant contends that Francis Lewis boulevard is a principal traffic artery carrying a heavy volume of through traffic; that there are not sufficient gas stations in the neighborhood to meet the demands of the traffic and there are no automobile showrooms at all in the area; that existing conditions indicate that the granting of this application will not adversely affect the area, but one block to the east and on the opposite side of Francis Lewis boulevard is an existing gas station located at the northwest corner of 33rd avenue and Francis Lewis boulevard; that there is another gas station located on the same side of Francis Lewis boulevard, one block to the north at the northwest corner of Francis Lewis boulevard and 30th avenue; that immediately across the street is a one story store building; that most of the other property along Francis Lewis boulevard in that particular neighborhood is vacant; that the area is in a fact a fairly well developed business area devoted substantially to uses with which the proposed uses will be in harmony; that the proposed site is ideally situated for a gas station and in addition, the site would not be suitable for the development of one family houses due to the business nature and traffic of Francis Lewis boulevard and to the high cost of land fronting on the boulevard; that it would not be conducive to a shopping center because of existing shopping facilities in the immediate area; that the proposed structure will be erected and maintained under such conditions as will safeguard the character of the area and will face only on Francis Lewis boulevard; that in addition, as a condition to the granting of this application, the owner will deed to the City of New York, as a public park, the portion of the plot which is located in the residential area and which is to the rear of the gasoline service station and which faces the residential area; that this part of the plot will, at the owner's expense, be equipped as a public park with a park-type fence, cement walks and wooden benches for the convenience of the neighborhood; that the construction of such park and the ceding thereof to the City of New York will assure the fact that the residential area to the west will be completely unaffected by the proposed automobile showroom and gas station; that the proposed use, therefore, will provide an open and attractive area and will thus insure to the owners of adjacent property permanent light and air, which such properties would not derive from a larger conforming structure; that the proposed gas station will be of the colonial parkway type with slate roof of the pitched type variety, with a brick front; that the roof will contain space for a wood cupola and weather vane, with a copper top; that plans call for three sets of pumps and ten 550 gallon tanks, which will be placed beneath the ground; that there will be a four bay garage, which will contain overhead doors, and will be of brick matching the showroom and office building; that the limitation of the term of the use to 15 years will serve as a protection to the future of the neighborhood in the event its present character should change; that the granting of this application would fill a real need and would be of general benefit to the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1930 and that the assessed valuation of land is $20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the matter was laid over to consider additional objection; the matter has been given very careful consideration by the Board, inspection has been made on several occasions, including the houses which have been erected since this application was filed; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 81-54, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

351-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Trisolini, owner.

SUBJECT—Application reopened September 20, 1955 for consideration of resolution as adopted in view of change of zoning—re (decision of the borough superintendent) previously granted on condition under sections 7f, 7h and 7i of the zoning resolution, permitting in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1275-1283 Gun Hill road, north side, from Bouck to Wilson avenues, 3201-3211 Wilson avenue and 3250-3256 Bouck avenue, Block 4734, Lot 92, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution of December 14, 1954 affirmed and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on December 14, 1954 this application was granted by the Board on certain conditions, under sections 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt portion of lot; and

WHEREAS, the applicant requested reopening of this application for consideration, in view of the change of zoning during consideration by the Board, resulting in the resolution as adopted December 14, 1954; and

WHEREAS, the objection by the department of housing and buildings was issued March 18, 1954 at the time the premises was zoned business and residence; that the zone was changed on August 26, 1954 from business and residence to local retail and residence; that the Board approved the matter on December 14, 1954 and thereafter the department of housing and buildings approved working plans on March 4, 1955; and

WHEREAS, this application was reopened on September 20, 1955 and set for hearing on October 25, 1955 at 10 A.M. subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent dated July 18, 1955 acting on N.B. Applic. 208-54, reads:

"1. Objection was made to the proposed use Mar 18, 1954. Bd. of S & A Cal. 351-54-BZ was app'd b the Board Dec. 14, 1954.
Zoning was changed from Bus. & Res. 1, D to Loc. Re & Res. ½ D & DD Aug. 26, 1954. Obtain approval o Bd. of S & A."

and

WHEREAS, the zone of subject site was changed on Octo ber 26, 1954 from Business and residence to local retail an residence.

Resolved, that the Board of Standards and Appeals dec hereby *affirm* its resolution adopted on December 14, 195 based on a new decision of the borough superintendent rer dered July 18, 1955 acting on N.B. App. 208/54, in all re spects except to note that the subject premises are no located in local retail and residence use districts; that th requirements of obtaining permits and completion of wor

may be extended to read, "under Section 22A of the Zoning Resolution from the date of this amended resolution"; that in all other respects the aforementioned resolution shall be complied with.

736-54-BZ

APPLICANT—Abraham N. Horwitz, for Josephine Iervolino, owner.

SUBJECT—Application September 23, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a business use C area district, the erection and maintenance of a structure to be used as a freight transfer terminal, storage garage and motor vehicle repairs, using more than the area permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—147-151 Hamilton avenue, east side, 55.8 ft. north of Hicks street, Block 367, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham N. Horwitz and Thomas C. Iervolino.

For Opposition: Edward Hoffman for Triborough Bridge and Tunnel Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1955 after due notice by publication in the Bulletin; laid over to October 4, 1955, for applicant to advise Board as to proposed occupancy; hearing closed; then to October 18, 1955, for applicant to submit new decision of borough superintendent, revised plan and plan showing adjoining buildings and uses; then to October 25, 1955, for applicant to file revised plans showing the connection with exsting showroom on the corner of Hicks street and entrance o the rear yard, also entrance to showroom at rear; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1 neight district; and

WHEREAS, the decision of the borough superintendent, lated September 15, 1954 acting on N.B. Applic. 1194-54, reads:

"1. Freight transfer terminal & parking & storage for more than five motor vehicles, auto repairing in a Business use district, is contrary to Art. II sect. 4 of zone Resolution.

2. Area of bldg. exceeds permissible under Art. IV Sect. 13 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of 1 plot, 63 ft. 2¼ in. frontage by 78 ft. ⅜ in. in depth, irregular, presently vacant; that this plot was recently widened for the approach to the Brooklyn-Battery tunnel; that there are numerous non-conforming uses in the affected area; that the nature of this development, together with the heavy vehicular traffic along Hamilton avenue, makes development with a conforming use extremely difficult; that the area to the south of Hicks street is cut off from the site by the elevated portion of the Brooklyn-Queens connecting highway, so that this proposal will have very little effect on this area; that it is proposed to develop the site with a one story building to be used as a service building for adjoining car sales room and not as previously proposed as a freight terminal; that it is also proposed to use the building as a storage garage for more than five cars and a motor vehicle repair shop in connection with the operation of the adjoining car sales room; and

WHEREAS, the applicant contends that the area of the premises involved is 3,450 sq.ft. and the area permitted is 2,070 sq.ft.; that the area of the proposed building is 3,450 sq.ft. and the excess area requested is 1,380 sq.ft.; that it is felt that in view of the foregoing circumstances and conditions, the granting of this application under such safeguards and requirements as the Board may deem necessary, would be in harmony with the general purpose and intent of the building zone resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since March 27, 1953 and that the assessed valuation of land is $3,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the matter was laid over for applicant to file revised plans, which have been filed; and

WHEREAS, the applicant has changed the basis of his application for the use of the premises from freight terminal to a service building to be used solely in connection with the sales agency building on Lot 9; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f and 7i as to use and under Section 21 as to area to permit for a term of 15 years the construction and use of the building substantially as proposed and as indicated on plans filed with this application marked, "Received, September 23, 1954" (3 sheets) "October 22, 1954" (one sheet), "June 23, 1955" (2 sheets), "October 14, 1955" (3 sheets) *on condition* that the building shall not exceed one story in height, as proposed; that there shall be no windows opening on any lot line to an adjoining building; that any skylight shall be not nearer than ten feet from the rear yard of the adjoining premises on Lot 28; that there may be a door as proposed not over three feet in width for access between this building and the showroom building on Lot 9; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the use of the building shall be solely for servicing of motor vehicles dealt in by the agency occupying the building on Lot 9; that there may be two curb cuts, opposite the overhead doors, to Hamilton avenue as indicated on such plans, curb cuts not to exceed fifteen feet in width each; that the sidewalks and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that there may be three approved gasoline storage tanks and two approved gasoline pumps located within the building for supplying only cars dealt in by the agency on condition that such pumps shall be located behind the blank wall between the doorways as shown on plans marked, "Received, October 20, 1955"; that there shall be no sign on the exterior of the building advertising the sale of gasoline; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto; and that all permits required shall be obtained and all work shall be completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution of April 12, 1955 affirmed.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, on April 12, 1955 this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwellings to offices; and
WHEREAS, the applicant requested reopening of this application for consideration as to reaffirmance of resolution adopted by the Board on April 12, 1955 in view of the change in zone during the time variance was granted; and
WHEREAS, this application was reopened on September 20, 1955 and set for hearing on October 25, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and
WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; and
WHEREAS, the decision of the borough superintendent, dated August 18, 1955 acting on Alt. Applic. 797-54, reads:
"1. 9/15/54—Objection—Contrary to Sec. 3 Zon. Res.
9/23/54—Zoning changed from Res. 1, D, to Res. ½, E-1.
4/12/55—Approved by Bd. Cal. 776-54-BZ without cognizance of change in Zoning.
Obtain approval of B. of S. & A."
and
WHEREAS, the applicant contends that in applying for a permit for Alt. #797-54 the Department of Housing and Buildings discovered that the area zone was changed from D to E-1 and the height zone changed from 1 to 1½, on September 23, 1954, about one week after the plans were examined and three weeks before an appeal was filed with the Board; that the Department feels that the matter should be corrected for the record; that in view of the fact that the building is not being changed in size and further as the application was based on change of use under section 7e, it is requested that the Board reaffirm the resolution adopted on April 12, 1955.
Resolved, that the Board of Standards and Appeals does hereby *affirm* the resolution adopted on April 12, 1955, in view of the change of zone from D to E-1 area and change of height from Class 1 to Class ½ and to extend time to complete the work, for six (6) months from the date of this *amended* resolution.

777-54-BZ
APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).
SUBJECT—Application reopened September 20, 1955 for consideration as to change of zoning—use and height—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning permitting in a residence a business use district parking and storage of motor vehicles for a term of five years.
PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 64, borough of The Bronx.
APPEARANCES—
For Applicant. Gerald Levy.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution of April 12, 1955 affirmed and time extended to complete the work.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, on April 12, 1955, this application was granted by the Board on certain conditions under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles, for a term of five years: and
WHEREAS, the applicant requested reopening of this application for consideration as to reaffirmance of resolution adopted by the Board on April 12, 1955, in view of the change of zone during the time when variance was granted; and
WHEREAS, this application was reopened on September 20, 1955 and set for hearing on October 25, 1955 at 10 A M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and
WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; and
WHEREAS, the decision of the borough superintendent, dated August 17, 1955 acting on Alt. Applic. 798-54, reads:
"1. 9/15/54—Objection—Contrary to Sect. 3, Zon. Res.
9/23/54—Zoning changed from Res. & Bus. 1, D to Res. & Bus. ½, D & E-1
4/12/55—Approved by Bd.—Cal. 777-54-BZ without cognizance of change in Zoning.
Obtain approval of Bd. of S & A."
and
WHEREAS, the applicant contends that the Department of housing and buildings discovered that the portion of the lot in the residence zone had the area zone changed from D to E-1 and the height changed from 1 to ½ on September 23, 1954, about one week after plans were examined, and three weeks before an appeal was filed with the Board; that the Department feels that the matter should be corrected for the record; that in view of the fact that the lot is vacant and is not being built upon, and further as the application was based on change of use under section 7h, it is requested that the Board reaffirm the resolution passed on April 12, 1955.
Resolved, that the Board of Standards and Appeals does hereby *affirm* the resolution adopted on April 12, 1955, in view of the change of area and height designations from D to D and E-1 and from Class one to Class one-half; and to extend the time to complete work for six months from the date of this *amended* resolution.

54-55-BZ
APPLICANT—Burke, Green and Groh, for Blanche M. Ahrens, owner.
SUBJECT—Application January 28, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the extension of existing rug cleaning factory located in the manufacturing use, D area district portion of plot to be extended into the residence use district portion of plot and using more than the vacant area of manufacturing use district than is permitted.
PREMISES AFFECTED—107-18 Merrick boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46 Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly
Negative: .....

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1955 after due notice by publication in the Bulletin; laid over to October 25, 1955, for applicant to file revised plans showing true existing conditions; inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and manufacturing use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 19, 1955 acting on Alt. Applic. 70-55, reads:

"1. The extension of an existing non-conforming use by the erection of an addition to a building, used as a factory-warehouse & office (rug cleaning) within the manufacturing portion of a lot, said extension to be within the Residence and the Manufacturing portions of the lot is contrary to Art. II Sec. 3 and 4F of the Zoning Resolution.

2. The extension of an existing non-conforming use within a D Area district so as to exceed 55% of the vacant portion of the Manufacturing portion of a lot partly in a manufacturing and partly in a Residence Use District is contrary to Art. IV, Sec. 14 and 19 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51.04 ft. frontage by 296.10 ft. in depth, irregular, on which is located a building 51.04 ft. by 99.7 ft. in depth, irregular, one story, 21 ft. in height, of class 3 construction, used as a rug cleaning factory, warehouse and office, for which certificate of occupancy No. 34005-46 has been filed; that the property is presently zoned as a class 1 height district and a D area district; that the portion of the property within 100 ft. of Merrick boulevard is zoned manufacturing and the remainder is in a residence district; that as of July 25, 1916 the portion of the property between Merrick boulevard and the center line of the block between Merrick boulevard and 166th street was in a business district and the remainder was in a residence district; that as of May 20, 1931 the portion of the property zoned business was changed to an unrestricted district; that as of April 23, 1937 the portion of the property within 100 ft. of Merrick boulevard was in an unrestricted district and the remainder was zoned residence use; that on November 30, 1953 the unrestricted portion was changed to its present manufacturing designation; and

WHEREAS, the applicant contends that the premises have been used since 1943 as a rug cleaning establishment but due to the rapid growth of this business the present site is no longer adequate; that it is proposed to increase the present building by 60 ft. into the residential portion of the property and occupy a greater area than is permitted within a D area district; that this extension will be used mainly for storage and will be constructed of poured concrete and masonry, with a 5-ply rubberoid roof; that the balance of the vacant property, consisting of a plot 50 ft. by 136 ft., will be used for the outdoor drying of processed rugs; that at the present time this plot is used partly as a tennis court; and

WHEREAS, the applicant states that the present owner has held title to the property since November 22, 1943; that the assessed valuation of land is $6,500 and of the building $21,000 making a total of $27,500; that the building was erected January 29, 1946; that the areas are as follows:

Area of site	14,701.98 sq. ft.
Area of building	4,742.00
Area unbuilt	9,959.98
Area unbuilt in mfg.	500.00
If all mfg.—permitted	5,478.00
Area proposed	4,800.00

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the applicant was requested to file revised plans, which have been filed; the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under section 7c as to use and Section 21 as to extension of area to permit the extension of the existing building substantially as proposed and as indicated on plans filed with this application marked, "Received January 28, 1955" (8 sheets) "February 18, 1955" (one sheet) and "October 7, 1955" (one sheet) and to permit the portion of the unbuilt area to be occupied for drying frames as proposed and as indicated *on condition* that in all other respects the building and occupancies shall comply with all laws, rules and regulations applicable thereto; that rug cleaning shall be by wet method; that suitable fencing shall be maintained on the lot lines to the rear along 166th street, and to the north and south up to the wall of the building, as extended; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application February 9, 1955—(decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars, and to permit the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition. None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1955 after due notice by publication in the Bulletin; laid over to October 25, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1955 acting on Alt. Applic. 5032-53, reads:

"1. Proposed change of occupancy from public garage for 5 cars to public garage for 10 cars and the use of existing vacant space at the rear for the parking of 10 cars within a residential district, is contrary to Art 2, Sec. 3 of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 68 ft. frontage by 109 ft. 1 in. in depth on which there is located a two story, two-family dwelling (not the subject of this appeal), and a one story building set back 27 ft. from the building line, 41 ft. front and 37 ft. in depth, erected prior to 1916 and used and occupied as ten single car garages; and

WHEREAS, the applicant further states that the present owner obtained title to both the subject premises and the lot adjoining to the south, on October 26, 1951, from the public

administrator of Ernest Aicheler, his predecessor in title, at a cost of $14,900; that the public administrator represented, by statement dated October 25, 1951, at the sale, that the garages were occupied by 10 tenants and that there was parking of five additional cars, all on a month to month basis; that the owner relied on this representation of the public administrator and his statement as to the legality of such occupancy formed part of the consideration for the sale; that certificate of occupancy No. 110307, issued April 24, 1944, affecting these premises after completion of work under Alt. No. 5573/41, provides as follows: "First Ground —Public garage for not more than 5 cars and wagon shed"; that it is believed that the aforesaid certificate of occupancy was issued on the basis that the garage building was erected prior to the passage of the zoning resolution and was occupied for the storage of horse drawn carriages; that therefore the change to permit occupancy by motor vehicles would be permissible under the provisions of the zoning resolution then in effect; that support of this contention is offered by a survey dated December 13, 1921 by Fred C. Dennington, City Surveyor, which shows the subject garage building, and in addition shows that there was a stable on the rear lot line, being 100 ft. 5/8 in. in width by 15 ft. 3 in. in depth; that the stable has since been demolished and parking of cars is now proposed in its place; that the owner of the garage building also owns the two 2-story houses on either side of the garage; that there are three 1-car garages on the abutting lots along almost the entire rear lot line; that the garages have been occupied continuously since the present owner took title and are in great demand in view of the shortage of parking facilities in the neighborhood; that on several occasions this owner attempted to discontinue the illegal use by commencing eviction proceedings in the municipal court against several of the owners, but the proceedings were unsuccessful; and

WHEREAS, the applicant contends that the garages and parking spaces are exclusively for the storage of pleasure type automobiles, owned by the residents of the community, and are non-commercial in character; that no repairs or servicing is conducted on the premises and there are no signs or advertising of any sort; that the owner of the premises, who is retired from business, lives in a house opposite the site and maintains the premises without additional help; that there is to be no transient parking; and

WHEREAS, the applicant states that the present owner has held title to the property since October 26, 1951; that the assessed valuation of land is $6,400 and of the building $3,600 making a total of $10,000; that the building was erected prior to 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Sublivision a and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7a and h of the Zoning Resolution for a term of five years to permit the existing buildings and uses therein proposed and the parking of cars at the rear as proposed and as indicated on plans filed with this application marked, "Received February 9, 1955" (3 sheets *on condition* that during the term of this variance the premises shall be used for no other use than the uses herein permitted but including the use of the existing residence on the premises for residential use; that the plot shall be levelled substantially to the grade of 34th street and shall be surfaced where unbuilt upon and where proposed to be occupied for parking and entrance to the garages with clean gravel or steam cinders and properly rolled and treated with a binder; that the existing curb cut to East 34th street, namely one curb cut eleven feet in width for which a proper permit shall be obtained, may be continued; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the occupancy of these garages and the parking spaces shall be for cars of the pleasure type only; that along the street building line of East 34th street there shall be maintained a wire fence of the chain link type not less than five feet six inches in height with no openings therein except for entrance and exit opposite the herein permitted curb cut; that suitable fences shall be maintained on side and rear lot lines; and that all permits and a Certificate of Occupancy shall be obtained within six months from the date of this resolution.

535-55-BZ

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamen's Bank for Savings in the City of New York, owner.

SUBJECT—Application June 27, 1955—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit the construction of off street loading berths with access thereto less than 50 ft. from a street intersection.

PREMISES AFFECTED—72 Wall street, 161-169 Pearl street, northwest corner and 73-77 Pine street, southwest corner of Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater and Joseph B. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals on October 25, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution indicate that the site is in a business and unrestricted use, B area, Class 2½ height district; that Wall, Pearl and Pine streets are in business and unrestricted use, B area, Class 2½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 31, 1955, on Alt. App. 796/55, reads:

"3. Exits from loading berths less than 50′ from the intersection of the street lines is contrary to section 19A h3 of the Z.R."

and

WHEREAS, the applicant states the premises consist of a plot fronting 89 ft. on Wall street, 195 ft. 2¼ in. on Pearl street and 139 ft. 7½ in. on Pine street, upon which there exists a fifteen story, Class 1 constructed building used for bank and offices and a two-story Class 3 constructed Post Office building on the Pine street front; and

WHEREAS, the applicant states that it is proposed to demolish the existing two-story structure and extend the existing 15-story structure to cover the portion now occupied by the demolished 2-story structure; and

WHEREAS, the applicant states that the 15-story structure was erected under N.B. App. 579/25 and altered under Alt. App. 433/46, for which Certificate of Occupancy 32015 was issued; that the present two-story structure was erected under N.B. 374/15 and altered under Alt. App. 2638/24, for which Certificate of Occupancy #9995 was issued September 28, 1925; and

WHEREAS, the applicant states that the proposed extension to the building will be used as a post office from cellar to 4th floor inclusive and offices will be provided above the post office which will tie in with the offices of the existing 15-story structure; and

WHEREAS, the applicant states it is proposed to install a loading berth for six Post Office vehicles, which will occupy the entire front on the Pearl street side of the new extension; and

WHEREAS, the applicant contends that to be required to limit the location of the loading berth in accordance with the requirements of the Zoning Resolution to 50 feet from

the intersection will result in a practical difficulty in the operation of the Post Office; and

WHEREAS, the applicant states a guard will be maintained to supervise the entrance and exit of Post Office vehicles in order to protect pedestrians; and

WHEREAS, the applicant contends that the present method of loading and unloading of the present post office on the narrow streets will be eliminated by the installation of the proposed loading berth, thus eliminating traffic delays, that the granting of variation herein sought would be in harmony with the general purpose and intent of the Zoning Resolution and for this reason requests that the Board determine and vary the application of the area district regulations pursuant to the powers vested in it by Section 19A, so as to permit the construction of the loading berth as proposed and indicated on plans filed with this application; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, subdivision j, to permit the exits for loading berths to Pearl street, as proposed and as indicated on plans filed with this application, marked "Received June 27, 1955", 18 sheets, and September 27, 1955", 31 sheets, with curb cuts opposite such entrances to Pearl street, as proposed; that a guard to warn pedestrians shall be maintained as proposed, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted this day by the Board under Cal. 536-55-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

536-55-A

APPLICANT—Voorhees, Walker, Smith and Smith, for The Seamen's Bank in the City of New York, owner.
SUBJECT—Application June 27, 1955—Appeal from a decision of the borough superintendent—re fire tower.
PREMISES AFFECTED—72 Wall street, 161-169 Pearl street, northwest corner and 73-77 Pine street, southwest corner Pearl street, Block 40, Lots 1 and 29, Borough of Manhattan.
APPEARANCES—
For Applicant: Monroe Goldwater and Joseph B. Klein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 31, 1955, on Alt. App. 796/55 reads:

"1. Fire tower must serve all floors continuously to street, Section 6.5.2 B.C."

and

WHEREAS, the applicant states that the building is two stories, and fifteen stories, 214 ft. 11½ in. in height, 89 ft. by 195 ft. 2½ in. in area, of Class 1 construction, erected in 1915 and 1925 on a lot 89 ft. front by 195 ft. 2¼ in. in depth, in a business and restricted use, B area, Class 2½ height district, used and occupied since erection as follows: cellar to fourth floors, inclusive—bank; 5th to 14th stories, offices; 15th story—kitchen and dining room; proposed to be used and occupied: cellar to 4th floor, inclusive, offices, bank and Post Office; 5th to 15th stories, offices; that the building is provided with an approved standpipe system, two 3 ft. 8 in. wide steel stairs, fireproof enclosed, equipped with fireproof, self-closing doors and extends from roof bulkhead direct to street; and

WHEREAS, the applicant states the premises consist of a 15-story bank and office building and a two-story Class 3 constructed Post Office building; that on the Pine Street side it is proposed to demolish the existing 2-story structure and extend the existing 15-story structure to cover that portion; that the new extension will be occupied by the Post Office on the cellar to 4th floors inclusive and with offices above, which will tie in with the offices in the existing 15-story structure; that in construction the Post Office in effect will comply with the requirements of Section 10.1.2.1 of the Code with the exception of being a 4-story structure which will be provided with its own two means of egress; that the floors above the Post Office to be occupied as offices will be provided with a fire tower and court above the Post Office portion and in addition provided with two interior enclosed stairways; that the portion below the 6th floor in the existing building will be provided with two interior enclosed stairways; that the two interior enclosed stairways which will serve the 2nd to 5th floors, inclusive of the existing building are more than adequate to take care of the number of occupants therein; that the first five floors of existing building are less than 75 ft. in height and would normally not be required to be provided with a fire tower if it was an independent structure; that the existing fire tower court now terminates on the 4th floor and the proposed reconstruction and relocation of the fire tower will in effect provide the same safeguards as now exist in the building; and

WHEREAS, the applicant contends that the grant of the variance herein sought to permit the fire tower as proposed and indicated on plans filed with this appeal will be in conformity with the general purpose and intent of the Administrative Building Code.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 796/55, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fire tower shall be maintained on all stories down through and including the 6th floor and shall comply with all requirements therefor; that the stairs from the 6th floor to the street shall be in accordance with requirements therefor, except that the court from such stories may be omitted; that the fire tower and exit conditions shall be in accordance with plans filed with the Board under Cal. 535-55-BZ; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board by resolution adopted this day under Cal. 535-55-BZ.

Adjourned: 1:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 25, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.
SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re—premises located partly in bed of proposed widening of Parkinson avenue.
PREMISES AFFECTED—1231-1253 (1233 official, formerly 1138), Hylan boulevard, and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 15, 1954 on amendment to Alt. Applic. 527/53, reads:

3 Premises is partly in the bed of a mapped street contrary to Section 35 of the General City Law and should be referred to the Board of Standards and Appeals."

and

WHEREAS, the applicant states the premises consist of a lot, 100 ft. front by 113.58 ft. in area, located in a retail use, D area, class 1 height district upon which there exists a one story, 12 ft. high building 20 ft. 6 in. and 21 ft. 5 in. front by 16 ft. 5 in. by 29 ft. 1 in. in depth, of class 3 and class 4 construction, erected in 1924 and used and occupied since 1924 as a gasoline service station, office, car washing, lubritorium and minor motor vehicle repairs, for which Certificate of Occupancy #3222 was issued March 6, 1942 based on N.B. Applic. 2395 of 1924 and 2047 of 1927 describing the building as of frame construction and permitting its use as a gasoline service station and for car greasing; that it is proposed to increase the plot to 240 ft. front by 113.58 ft. in area and to occupy the premises as a gasoline service station, office, car washing, lubritorium, minor motor vehicle repairs and for the parking and storage of motor vehicles, as more fully described in application filed for zoning variance under Cal. No. 292-54-BZ; and

WHEREAS, the applicant states that the easterly portion of the premises having a frontage of 100 ft. known as lot 18 is being used as a gasoline service station consisting of six buried 550 gallon gasoline storage tanks and four approved type gasoline pumps; that the site is also developed with a one story frame building 20 ft. 6 in. front by 16 ft. 5 in. in depth and a one story concrete block building 21 ft. 5 in. front by 29 ft. 1 in. in depth; that there is also an open grease lift and an open grease pit; that N.B. Permit No. 2395 of 1924 was issued for the gasoline service station and the 21 ft. 5 in. by 29 ft. 1 in. concrete block building; that N.B. Permit No. 2047 of 1927 was issued for the 20 ft. 6 in. by 16 ft. 5 in. frame building with a legal use as store for auto accessories and Certificate of Occupancy #3222 was issued for gasoline service station and for car greasing; and

WHEREAS, the applicant contends that the city proposes to widen Parkinson avenue a distance of 6 ft. on the westerly side; that no proceedings are now pending to acquire title to the land necessary for such widening; that this strip of land will be used by the owner only to drive over and no new improvements will be erected thereon; that the proposed curb cut on Parkinson avenue will be relocated to the new curb line when the widening takes effect; that no condemnation award will be claimed for any improvements that may be placed within this widening area; and

WHEREAS, this appeal was subject to a public hearing November 3, 1954, and laid over for decision in conjunction with Cal. No. 292-54-BZ, a new date to be set for decision; and

WHEREAS, a decision was rendered by the Board July 26, 1955, on Cal. No. 292-54-BZ and the applicant now requests that a decision be rendered on this appeal.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 527/53, Objection 3, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted,* to permit that portion of the premises mapped as the proposed widening of Parkinson avenue, to be occupied as shown on plans filed with companion application, Cal. No. 292-54-BZ, granted by the Board under date of July 26, 1955, *on condition* that the proposed widening of Parkinson avenue shall not be used for construction of additional buildings; and that in the event the proposed widening of Parkinson avenue is determined upon, no claim shall be made by this owner for the 6 ft. proposed to be so taken other than for the value of the land itself, as may be determined by the court.

565-54-A

APPLICANT—Carmine T. Capria, for Harold Siev, owner.
SUBJECT—Application for consideration—reopening as to consider proposed toilets—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—1020 Ocean Parkway, west side, 140 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn.
APPEARANCES—
For Applicant: Carmine T. Capria.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Request for reopening denied.
THE VOTE TO GRANT—
Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
THE RESOLUTION—

WHEREAS, this request was laid over for further consideration by the Board, which has been given and the Board is of the opinion that this should not be permitted partly because the interior court which was allowed to remain by the Department of Housing and Buildings creates a dangerous condition; and secondly, by reducing it in area, by constructing these toilets, the ventilation of one of the rooms used for patients would be reduced.

Resolved that this request to reopen be and hereby is *denied.*

872-54-A

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.
SUBJECT—Application November 10, 1954—Appeal from a decision of the borough superintendent for a variation of the provisions of the Administrative Building Code to permit the use of a frame building as a school and offices.
PREMISES AFFECTED—65-76 Kissena boulevard, west side, 32.49 ft. north of Melbourne avenue, Block 6517, Lot 1, Flushing, Borough of Queens.
APPEARANCES—
For Applicant: Joseph R. Weiss.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 11, 1954, on Alt. App. 1794 of 1954, reads:

"1. The use of a frame bldg. for a school is contrary to Sec. 4.1.3 of B.C.

"2. The area of the building is contrary to Sec. 4.2.1 B.C."

and

WHEREAS, the applicant states the building is one story in height, 56 ft. by 214 ft. in area, Class 4 construction erected 1947 on a lot 1,679 ft. front by 1,627 ft. in depth, in a residence use, "D" area, Class One height district and used and occupied as class rooms and offices, 100 persons for which no certificate of occupancy has been issued; the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; and

WHEREAS, the applicant states that the building was erected by the State of New York for the use of Queens College in order to accommodate a heavy enrollment of student veterans after the war; and

WHEREAS, the applicant contends that a decline in registration was anticipated after the influx of the veterans was over; that, however, the enrollment has been steadily increasing; that the building program of the college has tried to keep pace with this additional enrollment by the use of this temporary frame building; that the terrific demand on the

City's capital funds for new construction has necessarily favored the construction of hospitals and elementary schools; that although funds have been allocated for several college buildings, the facilities so far provided have not been sufficient to replace those now housed in the temporary frame building; that the State of New York has asked that the College accept the ownership of this building; that in New York City the situation is such that the ownership by the City would require this building conform with the Building Code; that it is imperative that the use of this building continue for several years until the college building program is sufficiently advanced to replace the facilities housed in this building and it is therefore requested that the Board grant a variance so as to permit the continued use of this structure for a period of five years.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1794/54, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is granted, to permit the continuance of the existing frame building, as proposed and indicated on plans filed with this appeal, marked "Received November 10, 1954," (2 sheets), for a temporary term of five (5) years, *on condition* that the building shall not be increased in height or area and its use shall be continued as now proposed; that the window on southerly wall of the study hall and on the southerly wall of the large classroom shall be converted to a door, so as to provide additional exit facilities; that at such doors step shall be placed if required, leading to grade; that such steps may be of wood with a handrail.

798-55-A

APPLICANT—Leonard F. Rothkrug, for George C. Apostle, owner (Loralie Realty Corp., lessee).

SUBJECT—Appeal filed October 11, 1955 to review a decision of the borough superintendent holding that show windows within 75 ft. of Forest Park constituted a violation of Section 7A of the Zoning Resolution.

PREMISES AFFECTED—83-40 to 83-50 Woodhaven Boulevard and southeast corner of Myrtle Avenue and 89th Street, Block 3866, lot 160, Glendale, Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 30, 1955, on NB App. 2873 of 1954, reads:

"1. Proposed show windows within 75' 0" of a residence use district (Forest Park) are in violation of Art. II, sect. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the building in question, now under construction, is one story , 14 ft. 10 in. in height, 30.78 ft. front by 195.77 ft. irregular in area of class 3 construction located on a lot 77.66 ft. 46.89 ft. and 237.48 ft. front by 195.77 ft. irregular in depth, in a local retail, and business use, D area, Class One height district, and proposed to be used and occupied for five retail stores; and

WHEREAS, the applicant states that NB App. 2873 of 1954 was filed with and approved by the Borough Superintendent November 1, 1954 and a building permit issued; that the Borough Superintendent subsequently decided that this approval was in error and that the two show windows fronting on Woodhaven Boulevard were in violation of Sect. 7A of the Zoning Resolution; and

WHEREAS, the applicant contends that nowhere in Section III of the Zoning Resolution is a park specifically permitted and it therefore may be contended that parks are prohibited in a residence use district; that it is well known public parks in the city have uses which apparently are prohibited in a residence use district; that the zoning resolution does not ignore parks and thereby permits presumption to be raised as to their existence; that public parks are not within any of the specified use districts within the zoning resolution; that public parks constitute a distinct entity; that in the appendix to the Zoning Law, Section 4 h-j-k, for locating the precise boundary line, it is stated that in cases of parks, "the boundary line, unless otherwise fixed, shall be deemed to coincide with the boundary line of the park"; that in the instant case the boundary lines are not otherwise fixed so that the boundary line of the use district around the park coincides with the boundary line of the park and the use districts therefore do not extend into the park and the park is not within any one particular use district; that it is therefore contended that under Art. II, Sect. 7-A the site does not adjourn a residence use district; and

WHEREAS, in the opinion of the Board parks are non-zoned for use; there is no reference in the Zoning Resolution as to parks in a residence use district or any district; and

WHEREAS, in "Zoning" by Edward M. Bassett, reference to Parks on Page 69 is as follows:

> "Many ordinances include parks among the permissive uses in residence districts. However, public parks can be used for public recreation, and zoning cannot increase or diminish the extent of this use. On the original use map of New York City public parks were not shown, although they were shown on the height and area maps. It was considered that the city should conform the height and area of recreational and service buildings to the park surroundings. Zoning cannot modify the recreational uses of a public park. For instance, a zoning regulation cannot exclude skating from a public park."

and on Page 215:

> "Public parks are areas devoted by law to recreation exclusively. This being the case they should not be zoned for use."

and

WHEREAS, the Board finds that section 7A is not applicable to the premises.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 2873/54, be and it hereby is *modified* and that the appeal be and it hereby is *granted*.

779-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Wells Clothes, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to new use—re Appeal from a decision of the borough superintendent; previously dismissed.

PREMISES AFFECTED—741 East New York avenue, north side, 40 ft. west of Troy avenue, Block 1428, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider new use proposed and as covered by the use proposed under Cal. 1294-27-BZ, Vol. II reopened by the Board on October 11, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

224-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.

SUBJECT—Application March 24, 1955—Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re spray booth and conveyer—approved type.

PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1, Borough of The Bronx.

MINUTES

APPEARANCES—
For Applicant: Frederick A. Ketcher.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to November 22, 1955, at 2 P. ., for inspection and decision; hearing closed.

480-24-BZ—Vol. II

APPLICANT—Abram Shlefstein, for Lena Oxenhandler, owner (Bell Service Station, lessee).
SUBJECT—Application for consideration—reopening as to consider amendments—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension in area of existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot (previously denied, for a garage for more than five motor vehicles).
PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern Parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.
APPEARANCES—
For Applicant: Abram Shlefstein.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application reopened, resolution amended, time extended and laid over.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on October 13, 1954, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 13, 1954 only so far as it has reference to the distance back from the gasoline pumps so as to permit such pumps to be back from the building line as indicated on revised plan marked, "Received, September 16, 1955" (one sheet) *on condition* that the resolution above cited shall be complied with in all other respects; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution. (Alt. App. 280/54); laid over for inspection as to additional request to November 22, 1955, at 2 P. M.

431-31-BZ—Vol. III

APPLICANT—Siegel & Green, for Maspeth Warehouse, Inc., owner. (Smilen Brothers, lessee).
SUBJECT—Application for consideration—reopening as to rescind action taken Oct. 11, 1955 to reopen this application as 431-31-BZ Vol. III—re Application (decision of the borough superintendent); previously granted on condition, under section 21 and 19A(j) of the zoning resolution, permitting in a retail use D area district, the erection and maintenance of a business building (supermarket) using more than the area permitted and with an entrance to required loading berth nearer the intersection than is permitted.
PREMISES AFFECTED—2916-2924 Gravesend Neck road, 3442-3454 Nostrand avenue, southwest corner, Block 7362, Lot 8, Borough of Brooklyn.
APPEARANCES—
For Applicant: Max Siegel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution of October 11, 1955 rescinded.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. III, on June 7, 1955, on certain conditions; and
WHEREAS, on October 11, 1955, this application was reopened by vote of the Board subject to regular procedure to consider new proposal; and
WHEREAS, the papers in this application indicate that the location involved affect premises 2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn; and
WHEREAS, in view of the fact that these premises differ, it is recommended that the action of Board on October 11, 1955 be rescinded.
Resolved, that the Board of Standards and Appeals does hereby *rescind* the resolution reopening Cal. No. 431-31-BZ as Volume III under date of October 11, 1955 so as to assign a new application number to the application.

781-45-BZ

APPLICANT—Lama, Proskauer and Prober, for John Opladen, owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution permitting in a business use district, the extension and reconstruction of an existing gasoline service station, auto repair shop and auto showroom.
PREMISES AFFECTED—115-06 to 115-18 101st avenue and 101-02 to 101-08 116th street, southwest corner, Block 9433, Lots 3 and 5, Richmond Hill, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 21, 1946, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 13, 1954; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 21, 1946, as thereafter *amended* by resolutions adopted through October 13, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and that no work has been done that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. App. 1407/45)

602-48-BZ

APPLICANT—Andrew McCormack, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the use of an existing building as a six-car garage, for a term of years.

MINUTES

PREMISES AFFECTED—8-10 Ford street, west side, 41 ft. 9 in. south of Carroll street, Block 1415, Lots 31 and 32, Borough of Brooklyn.
APPEARANCES—
For Applicant: Andrew McCormack.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance and time extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on October 26, 1948, on certain conditions; and
WHEREAS, the term of variance was extended on December 12, 1950; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1948, as thereafter *amended* resolution adopted on December 12, 1950, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
"... *granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 940/48)

00-50-BZ

APPLICANT—Muriel C. Ulm, for Frank LaMar, owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i and 7e of the zoning resolution, permitting in a business use district, the change in occupancy from auto painting and first floor and light manufacturing on the second floor to motor vehicle repair shop, lubritorium and wheel alignment on first floor and light manufacturing on the second floor.
PREMISES AFFECTED—1241 DeKalb avenue, west side, 70 ft. 7 in. north of Evergreen avenue, Block 3232, Lot 77, Borough of Brooklyn.
APPEARANCES—
For Applicant: Muriel C. Ulm.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 27, 1950, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 1952; and
WHEREAS, the term of variance was extended on April 12, 55; and
WHEREAS, the applicant requested an extension of time obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does reby *amend* the resolution adopted on June 27, 1950, as reafter *amended* by resolutions adopted through April 12, 55 only as to the time within which to obtain permits and mplete the work, so that as *amended* this portion of the olution shall read:
"that in view of the statement by the applicant that all work is substantially completed and additional time is required to obtain a Certificate of Occupancy,
that all permits required shall be obtained and all work completed within six months from the date of this *amended* resoluiton." (Alt. App. 4180/49)

58-51-BZ

APPLICANT—Lama, Proskauer and Prober, for General Linen Supply Co., owner.
SUBJECT—Application for consideration—reopening as to an amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use, C area district, the extension to existing garage for more than five vehicles to be used as an accessory to existing wet wash laundry and the erection of a building to be used as a garage for more than five motor vehicles, using more than the area permitted and without the required rear yard.
PREMISE AFFECTED—441-477 Prospect avenue, north side, 148 ft. 6 in. east of 8th avenue, Block 1113, Lots 61, 62, 73, to 77 inclusive, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 29, 1951, on certain conditions; and
WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on October 30, 1951; and
WHEREAS, the resolution was amended on January 15, 1952; and
WHEREAS, time to obtain permits and complete the work was extended on May 5, 1953; and
WHEREAS, the applicant requested a further amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on May 29, 1951 as thereafter *amended* by resolutions adopted through May 5, 1953 by adding thereto:
"that a loading platform may be constructed and maintained in front of the present boiler room and engine room as indicated on revised plans marked, 'Received June 22, 1955' *on condition* that in all other respects the resolution last adopted on May 29, 1951 shall be complied with and as passed on by the Borough Superintendent under Alt. App. 4832/50, as disapproved June 16, 1955."

493-51-BZ

APPLICANT—Howard H. Snyder, for 768 Corporation, owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the enlarging of existting store within the building, by removing existing partitions of living quarters at rear of store.
PREMISES AFFECTED—64 East End avenue, west side, 51 ft. 4½ in. of north of East 82nd street, Block 1579, Lot 25, Borough of Manhattan.
APPEARANCES—
For Applicant: Howard H. Snyder.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 9, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 19, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 9, 1951, as thereafter *amended* by resolutions adopted through October 19, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 700/51.)

78-52-BZ

APPLICANT—Howard H. Snyder, for 768 Corporation, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the extension of existing stores by converting living quarters in rear of stores to store use and permitting the alteration of one store front by the installation of new front door and show window.

PREMISES AFFECTED—66 East End avenue, west side, 76 ft. 8½ in. north of East 82nd street, Block 1579, Lot 26, Borough of Manhattan.

APPEARANCES—
For Applicant: Howard H. Snyder.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on Junne 10, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 19, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1952 as thereafter *amended* by resolutions adopted through October 19, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has been substantially completed and additional time is required to complete the remaining work, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1755/51)

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemie Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to approval of working drawings—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7A and 7i of the zoning resolution, permitting in a retail use district, for a term of 20 years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles and to permitting the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 10, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment and submitted plans, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received June 20, 1955," (4 sheets), as being in substantial accord with the resolution as adopted by the Board on May 10, 1955 *on condition* that the proposed building shall comply in all other respects with the requirements therefor and that the gasoline service station portion of the premises shall be constructed and maintained as indicated on plans filed with this application as cited above in the resolution of the Board adopted May 10, 1955; that gasoline pumps shall be of an approved low type and erected not nearer than fifteen feet to the street building line; that gasoline storage tanks shall be of an approved type 550 gallon tanks as shown on such working drawings; that the sidewalks and curbing around the premises shall be constructed or repaired to the satisfaction of the Borough President; that signs as to the main building shall comply with the requirements therefor; that signs of the gasoline service station shall be limited to permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the intersection of one post standard supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that fire-fighting appliances shall be maintained in connection with the gasoline service station use as the Fire Commissioner shall require; that under Section the repairing permitted shall be maintained with the accessory building and with hand tools only for minor adjustments.

314-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration — reopening Vol. II as to extension of use, subject to regular procedure —re Application (decision of the borough superintendent previously granted on condition, under section 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—902-914 Westchester avenue, 911-915 Rogers place, 889-903 East 163rd street, southwest corner, Block 2696, Lot 130, Borough of The Bronx.

MINUTES

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas & Louis Filomio, owner.
SUBJECT—Application for consideration—reopening as Vol. II as to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—3480-3498 Baychester avenue, 3800-3812, Boston Road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.
APPEARANCES—
For Applicant: Patrick D. Concagh.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

99-40-BZ

APPLICANT—Marie Braun, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, FF area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, less than the required width and occupying a greater area of the lot than permitted.
REMISES AFFECTED—942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard, Block 3659, Lot 21, Borough of The Bronx.
PPEARANCES—
For Applicant: Frank C. Braun.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
CTION OF BOARD—Application reopened and set for hearing on November 29, 1955, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent which has been filed and two publications in the Bulletin to consider extension of the term of the variance, which expired October 3, 1955, and change of zone from F to FF district.
HE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

1-40-BZ

PPLICANT—Marie Braun, owner.
BJECT—Application for consideration—reopening as to n extension of term of variance—re Application (decision of the borough superintendent); previously granted n condition, under section 21 of the zoning resolution, ermitting in a residence use, FF area district, the erection f a dwelling set back from the building line, less than the required 15 ft. and with side yards, 1 in. less than the width required.
PREMISES AFFECTED—946 Metcalf avenue, east side, 94.42 ft. south of Eastern boulevard, Block 3659, Lot 23, Borough of the Bronx.
APPEARANCES—
For Applicant: Frank C. Braun.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing on November 29, 1955, at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent which has been filed and two publications in the Bulletin to consider extension of the term of the variance, which expired October 3, 1955, and change of zone from F to FF district.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.
SUBJECT—Application for consideration—reopening as Vol. III to consider a new proposal for parking with an additional lot added over what was passed on in Vol. II—re Application (decision of the borough superintendent); previously denied, under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of motor vehicles.
PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach Boulevard, Block 757, Lots 28, 32, 34, and 37, Rockaway Beach, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren Sambach, for Ellanef Machine Tool Company, owner.
SUBJECT—Application for consideration—reopening as Vol. II as to extension of building and use, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn—under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a storage warehouse in conjunction with adjoining building on lot 40 used as a machine shop.
PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.
APPEARANCES—
For Applicant: Warren A. Sambach.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of building and use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

746-38-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner-manufacturer.

SUBJECT—Application for consideration—reopening as to test and report as to additional model—re Bennett Pumps for Motor Fuels; previously approved.
APPEARANCES—
For Applicant: John Medel.
ACTION OF BOARD—Application reopened for report as to additional model.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on Steptember 20, 1955, as they appeared in Bulletin No. 39, Vol. 40, are hereby corrected to read as follows:

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.
SUBJECT—Application reopened and restored to docket June 1, 1955—re (decision of the borough superintendent) previously withdrawn, under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.
PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.
APPEARANCES—
For Applicant: Samuel Rosenblum, Laurence Reiner and A. S. Mongiello.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 8, 1955 after due notice by publication in the Bulletin; laid over to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department; then to March 29, 1955, for applicant to file revised plans as suggested by the Board; then to April 12, 1955, at request of the applicant, to file revised plans; then to April 26, 1955, for revised plans as to wall and grade of surrounding property; then to May 3, 1955, for further study by the Board; and withdrawn, without prejudice, on May 3, 1955; and

WHEREAS, the applicant requested that this application be reopened for consideration by the Board; and

WHEREAS, this application was reopened on June 1, 1955 and restored to the docket, to be set for hearing in due course, waiving all requirements; and

WHEREAS, this application was set for hearing on September 20, 1955; and

WHEREAS, a public hearing was held on this application on September 20, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West Fordham road are in residence and unrestricted use, B area, class 1½ height districts; Landing road is in manufacturing and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1954 acting on N.B. Applic. 1054-53 and superseded by N.B. 1054-53 dated October 20, 1954, reads:

"1. In a residence district the proposed gasoline station with lubritorium, car wash, sales room, store room, illuminated signs and parking of motor vehicles is contrary to Art. II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 248.12 ft. frontage by 70 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 49.33 ft. front developed, 49.33 ft. rear, 13 ft. and 27 ft. in depth, one story in height, of class 3 construction, to be used as a gasoline station; and

WHEREAS, the applicant further states that a small area at the southerly end of plot is in an unrestricted district and the remainder was in a business district, but was rezoned on April 29, 1954 to residence district; and

WHEREAS, the applicant contends that if a use conforming to the requirements of the zoning resolution were attempted, such as residence, it would not give the owner a just income for his investment; that the erection of conforming use building, such as a multiple dwelling, would be a hardship because of its irregular shaped lot, with depths of 40 ft. at southern end and 70 ft. at northern end; that the multiple dwelling law would require a 13 ft. minimum yard at rear for the entire width of lot, plus courts where required; that a residence building in a B area district cannot occupy, at curb level, more than 65% of the area of the lot, if an interior lot; that the erection of conforming use buildings would be costly because of topographical conditions existing, with a sharp drop of terrain to the rear, thus requiring piles to be driven to rock 50 ft. to 60 ft. in depth, the erection of retaining walls and heavy concrete grade beams; that the erection of the proposed structure will keep this construction down to a minimum; that the proposed building would be a decided asset to the neighborhood in supplying services to vehicles using Major Deegan boulevard, which is 391.18 ft. from the subject property to corner formed by intersection of the new Boulevard and Landing road; that the operation of a gas station on the proposed site would in no way adversely affect the enjoyment by the public of the park immediately to the west and north; that several existing gas stations and garages to the south and southwest of this property were demolished to make way for the Major Deegan highway thus necessitating the need for additional gas stations; that the adjoining property to the north contains the Fordham Hill garage under same ownership as proposed structure, which the Board granted under Cal. 31-51-BZ on March 13, 1951; and

WHEREAS, the applicant states that the present owner ha held title to the property since May 3, 1951 and that th assessed valuation is $50,000; and

WHEREAS, the premises and surrounding area were in spected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriat case in which to exercise discretion to grant under Sectio 7, Subdivisions c and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals doe hereby *make a variation* in the application of the use dis trict regulations of the zoning resolution and that the appl cation be and it hereby is *granted* under Section 7e, *an extension of use from* the unrestricted district, fo a term of 20 years to permit the premises to be occupie as a gasoline station as proposed and substantially as in dicated on plans filed with this application marked, "R ceived, July 16, 1954" (one sheet) and "April 11, 1955" (sheets) and "April 22, 1955" (2 sheets), *on condition* th the plot shall be arranged as indicated on such revis drawings and shall be generally levelled to the grade of th abutting streets; that there shall be erected on the interi lot lines, as shown, a wall consisting of a masonry ba with a steel picket fence above to the total height of fi

feet six inches; that such bas shall be of face brick to match the accessory building and shall be properly supported on piles or other construction satisfactory to the borough superintendent; that the accessory building shall be arranged substantially as shown, without cellar, and of the design as indicated, with all sides faced with face brick, and in all other respects shall comply with the requirements of the Building Code; that pumps shall be located where shown with no portion nearer than fifteen feet to the street building line; that there may be two platforms of twin pumps, each as indicated with low type approved pumps; that gasoline storage tanks shall be limited to not over twelve 550 gallon approved storage tanks; that the entrances to the premises may be by curb cuts as indicated consisting of four curb cuts each not exceeding 25 feet in width; that sidewalks and curbing abutting the premises shall be constructed to the satisfaction of the Borough President; that there shall be planting with suitable material as approved by the Park Department, where shown against the lot line walls; that the balance of the premises owned by this owner down to the park shall be graded, planted and maintained to the satisfaction of the Park Commissioner; that the balance of the premises. where not built upon or occupied by pumps and planting, shall be paved with concrete or asphaltic pavement throughout; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of two post standards, one toward the north and one toward the south, each for maintaining a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than four feet; that under Section 7h there may be parking of cars so marked as not to interfere with the servicing of the station; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

---

* Correction—The words "and Section 7e as to the portion" deleted in the resolution and the words *"as an extension use from"* substituted therefor, as indicated in italics.

---

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 7, 1954, as they appeared in Bulletin No. 50, Vol. 39, are hereby corrected to read as follows:

627-39-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application reopened July 20, 1954, as Vol. III —re (decision of the borough superintendent) under section 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and rearrangement of existing gasoline service station, lubritorium, storage and sale of accessories and office, and the parking and storage of more than five motor vehicles; and to include the wholesale sale of kerosene, car washing (non-automatic), motor vehicle repairs and the parking of cars awaiting to be serviced.

PREMISES AFFECTED—2642-2666 Fulton street, south side, from Pennsylvania avenue to New Jersey avenue, Block 3670, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on July 20, 1954, subject to regular procedure, to consider alteration and rearrangement of premises; and

WHEREAS, a public hearing was held on this application on October 26, 1954 after due notice by publication in the Bulletin; laid over to November 23, 1954, for inspection and decision by the Board without further argument; hearing closed; then again laid over for inspection and decision—date to be set; and then set for December 7, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Fulton street and Pennsylvania avenue are in a business use, C area, class 1 height district; New Jersey avenue is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 4, 1954, acting on N.B. Applic. 701-53, reads:

> "1. The reconstruction of existing office, gasoline station lubrication, storage & parking or more than 5 motor vehicles & to be occupied as a gasoline service station, including wholesale sale of kerosene; lubritorium, car washing (non-automatic); minor auto repair shop with hand tools only; licensed parking & storage of more than 5 automobiles; parking of cars to be serviced to a business use district, is contrary to Art. 2 Sect. 4a-29 & 46 of the zoning resolution. Note: These premises were subject to a variance under Cal. #627-39-BZ Bd. of S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 210 ft. frontage by 75 ft. in depth, irregular, on which is located a one story metal office, accessory building, a grease pit, a lift, five 550 gallon gasoline tanks and four dispensing pumps; that there are also four 1500 kerosene tanks; that it is proposed to permit the reconstruction of existing gasoline service station, the wholesale sale of kerosene and licensed parking lot, and to include the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles awaiting service; that the premises are located in a business use district and there have been no zoning changes since 1916; and

WHEREAS, the applicant contends that the Gulf Oil corporation acquired title to the premises on September 1, 1939; that the gas station was established in 1923 under fire department plan #311-23 as approved April 11, 1923; that there is no change in the metes and bounds as approved at that time and the present application; that the station has been in continuous operation since 1923; that existing conditions consist of the gas station as aforementioned, the wholesale sale of kerosene as approved by the department of buildings on July 16, 1940 on Misc. Applic. F. P. 653-40 and fire department approval #8601-40 and the parking of more than five motor vehicles as permitted by a resolution of the Board adopted April 6, 1943 under Cal. No. 627-39-BZ; that certificate of occupancy No. 110786 was issued July 18, 1944 on N.B. Applic. 1043-42 for the aforementioned uses; that on May 16, 1939 an application was filed with the Board under Cal. No. 627-39-BZ for permission to erect a new service station building; that this applictaion was never completed and the resolution adopted July 18, 1944 superseded same; that proposed conditions consist of removing the present accessory building, the gas tanks and pumps, the lot line fences, etc., grading the plot substantially to the level of the surrounding streets, erecting a new two-bay service station building, 50 ft. by 28 ft. 8 in. finished with porcelain enamel on two sides, for use as office, rest rooms, combination heater and storage room, lubrication, car washing and minor repairs; that the present gas pumps along lot lines will be removed and new pumps installed set back a minimum distance of 10 ft. from any lot line; that the present woven wire fence on one foot high concrete base, for a total height of 5 ft., along the rear lot line where not occupied by adjoining buildings, shall remain unchanged; that there will be no change in the three curb cuts on Fulton street or the two cuts on Pennsylvania avenue; that there will be no entrance

MINUTES

or exit from New Jersey avenue and the present 4 ft. high woven wire fence on one foot high masonry base along this street will remain unchanged and this fence wall will return along Fulton street for a distance of 16 ft.; that the woven wire fence between the easterly curb cuts on Fulton street will be removed as well as the wire fence diagonally across the plot about the center line; that parking lot license No. 36457 for 25 cars, expiring September 30, 1954, is now in effect; that fire department records (folder #42158.05) show that the gas station was established under plan #311-23 as approved April 11, 1923 with the same metes and bounds as requested in this application; that competitive demands require that a modern servicenter be erected and a variance is therefore requested to be able to proceed with the proposed reconstruction; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1939; that the assessed valuation of land is $28,500 and of the buildings $3,500, making a total of $32,000; that the building was erected 1923; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction and rearrangement of the lawfully existing gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received July 2, 1954" (5 sheets), *on condition* that all buildings shall be removed and the premises shall be rearranged, substantially as shown; that dispensing pumps shall be erected not nearer than 15 feet from the street building line; that pumps shall be of a low approved type; that gasoline tanks shall be limited to ten new 550 gallon tanks; that any other *gasoline storage tanks on the premises shall be discontinued and sealed to the satisfaction of the Fire Commissioner;* that the accessory building shall be faced with facebrick; that there shall be no cellar under the building; that in all other respects it shall be of the design and arrangement as shown on plans above cited and shall comply with the requirements of the Building Code; that on the interior lot lines where walls of adjoining buildings do not occur, there shall be erected a concrete wall not less than 12 in. by 12 in. in height with a woven wire fence erected thereon to a total height of not less than 5 ft. 6 in.; that the balance of the premises shall be paved with concrete or asphaltic pavement; that the curbing and sidewalks around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the present curb cuts may be continued of the width as shown, provided permits have been issued for such width; that the present post standard with two leaves, one to Pennsylvania avenue and one to Fulton street may be continued, provided the sign attached to the post standard for advertising the brand of gasoline on sale does not extend beyond the building line for a distance of more than 4 feet; that a block of concrete shall be constructed and maintained within the building lines at the intersection of Pennsylvania avenue and Fulton street, extending for a distance of not less than five (5) feet either side of the intersection and not less than twelve (12) inches in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that any lights for general illumination shall be so arranged as to reflect away from adjoining residential occupancies; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that on the street building line on New Jersey avenue for 50 ft. and returning along Fulton street for a distance of 16 ft., there shall be a masonry wall and fence with suitable terminating posts, as proposed; that along such fence and where buildings occur on the lot line of adjoining lots, suitable bumpers shall be maintained where parking is proposed; and that under section 7i there may be minor repairing of motor vehicles with hand tools only, maintained solely within the accessory building; that under Section 7c there may be parking of cars, where proposed; and that all perimts required shall be obtained and all work completed within the requirements of Section 22A from the date of this resolution.

---

* Correction—Reference in the resolution, relative to the use of the existing gasoline storage tanks, deleted and the discontinuance of the use of the same, as indicated in italics in the resolution.

RULES

RULES FOR APPROVAL AND USE OF AIR ENTRAINING PORTLAND CEMENTS

Adopted by The Board of Standards and Appeals, March 11, 1955, Effective April 4, 1955.
Cal. No. 64-55-SR

Authority.

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

Definitions.

1.0 "Air Entraining Cement," shall mean Portland Cements Types IA, IIA, and IIIA, meeting the requirements of ASTM Designation C-175-53.

1.1 "Approved," for the purposes of these rules, shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City, pursuant to Section C26-312.0(c)2 of the Administrative Building Code.

2.0 "Air Entraining Cements," when approved may be used in New York City wherever the use of Portland Cement is permitted by the Administrative Code, under the following conditions:

2.1 Concrete containing air-entraining cement shall have minimum air content of 3 percent and a maximum content of 9 percent.

2.2 Mixing of concrete containing air-entraining cement shall conform to the provisions of Section C26-499.0 the Administrative Code, except that the percentage fine to coarse aggregates by weight shall be not less than 40 percent nor more than 100 percent.

2.3 When plain concrete containing air-entrained cement used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be 7½ U. S. gallons per sack of cement.

2.4 When average concrete containing air-entrained cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be 6½ U. S. gallons per sack of cement.

2.5 When average concrete containing air-entraining cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The following statement is explanatory only of the reasons presented to the Board for adopting the rules, but in no way is any part of this statement to be considered as contravening any part of the rules adopted.

RULES

Statement.

Since 1946 the Board has received several applications for approval of air entraining cements but has not acted on such applications as it was felt that the use of such cements should not be permitted as Portland Cements under Sec. C26-312.0(a)1 of the Administrative Code.

The Engineering Division was assigned the task of examining the question whether air entraining cements should be approved under Sec. C26-312.0(a)2 of the Administrative Code, and determining what rules were necessary to govern their use.

ASTM Designation C175-53, as adopted by the American Society for Testing Materials, 1953, have been promulgated relating to types 1A, 2A and 3A cements when manufactured with air entraining additions interground with the clinker at the mill. Such additions are required to comply with ASTM designation C226-51T.

Committee 613 of the American Concrete Institute met at Boston in February of 1953 and adopted "Recommended Practice for Selecting Proportions for Concrete", which include recommendations for the use of air entraining cements and the use of admixtures at the point of concrete mixing.

Studies of the effect entrained air on the strength and durability of concrete have been made by the Research and Development Division of the Portland Cement Association.

Federal Specification SS-C-192a, approved and promulgated April 22, 1952, covering Portland Cement, includes types 1, 2, 3, 4, and 5 air-entraining cements for use by all Federal Agencies and limits the use of air-entraining agents to an amount less than 1 percent.

The use of air-entraining cements in concrete will result in an increase in workability and cohesiveness, a reduction in segregation and bleeding, increased resistance to the action of sulfate waters and will produce a more homogeneous and more durable concrete.

Air-entraining agents introduce into the concrete a larger amount of air than is usually found in concrete. Unlike the air usually found in concrete, intentionally entrained air exists in minute disconnected bubbles well distributed throughout the mass. These bubbles serve as reservoirs to accommodate expansion resulting from freezing of water within the concrete.

Thus, air-entrained concrete contains a larger amount of air and requires less water than normal concrete, and since each of these factors affect the yield and cement content of the mix, generally air-entrained concrete mixes should be designed by decreasing the sand volume by an amount equal to the net change in the volume of air plus water, as compared to a normal concrete mix designed to provide the same yield and cement content.

Although entrained air increases workability and durability, it tends to reduce strength of concrete except in very lean mixes. Bond strength ratios are influenced essentially in the same manner as compressive strength when the air content of the concrete is increased.

The reduction in compressive and bond strengths with increased air content is less for air-entrained concretes made with aggregates having a maximum size of ⅜" than for air-entrained concretes made with aggregates of 1½" to 2" maximum sizes.

Mixing time has a significant effect on the air content of concrete made with air-entraining cement. After ten minutes mixing there is a gradual decrease in air content of the mix.

As a result of studies made by H. W. Russell, Engineer of Materials, Illinois State Highway Division, and Eivind Hognestad of the University of Illinois, it was found that bond was reduced about 10 percent on vertically cast bars when 4.5 percent air was entrained and 5 to 15 percent on horizontally cast bars when the amount of air entrained exceeded 4 percent.

Report of W. A. Gordon, published in the proceedings of the American Concrete Institute, June 1946, Vol. 42, page 605, contains test data to show that entrained air in concrete has an effect on the modulus of elasticity similar to its effect on compressive strength. Moduli of elasticity are reduced from 2 to 3 percent for each percent of air entrained.

Test results reported by H. F. Gunnerson in the June 1944 proceedings of the American Concrete Institute (Vol. 40, page 477) indicate a reduction of modulus of rupture of up to 13 percent when up to 6 percent of air is entrained.

Report of R. F. Blanks and W. A. Gordon published in the Feb. 1949 proceedings of the American Concrete Institute (Vol. 45, page 469), describes test results that show that air-entrained concrete is more resistant to the passage of moisture and segregation than non-air entrained concrete.

The adoption of Rule 2.1 is necessary as resistance to freezing and thawing is not materially improved when air contents are below 3 percent and air contents above 9 percent cause excessive strength losses without materially increasing durability.

The adoption of Rule 2.2 is necessary as the use of high percentages of fine to coarse aggregates as permitted by Section C26-499.0 of the Administrative Code could lead to excessive strength losses due to high air content in general usage without considerable reduction in water cement ratios and rigid control of consistencies.

The adoption of Rules 2., 2.4 and 2.5 is recommended based on the report of Committee 613 of the American Concrete Institute as presented by the Committee to the American Concrete Institute convention held at Boston February of 1953, as published in the October 1953 issues of the Journal of the American Concrete Institute.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be duly posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, c- arettes, or smoking tobacco, when necessary for the effici t conduct of the business, provided that:

(1) No smoking other than that for sampli; testing and experimental purposes is carried o

(2) Such smoking is conducted in a room r vided especially for that purpose, separated fr the rest of the building by fireproof or fireresist partitions, with all openings therein protected selfclosing fire doors, and further, unless the bu ing is of fireproof construction or provided v an approved automatic sprinkler system, the fl and ceiling of such room shall be covered with retarding material.

(3) Such chemical fire extinguishers as the ministrative official may direct are installed.

(4) All waste paper and other inflammable w materials are deposited in fireproof receptacle

(b) Factories devoted entirely to one of the follow occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construct

(2) Such chemical fire extinguishers as the ministrative official may direct are installed;

(3) All waste paper and other inflammable w materials are deposited in fireproof receptacl

-2.05-
EW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | November 8, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 45

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

LIBRARY OF THE NOV 12 1955 UNIVERSITY OF ILLINOIS

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting Tuesday Morning, November 1, 1955, Affecting Calendar Numbers 125-19-BZ—Vol. II, 85-36-BZ—Vol. III, 483-37-BZ—Vol. II, 585-42-BZ—Vol. III, 801-54-A, 20-43-BZ, 718-49-BZ—Vol. III, 811-52-BZ—Vol. III, 539-55-A, 831-54-BZ, 892-54-BZ, 893-54-A, 190-55-BZ, 220-55-BZ, 284-55-BZ, 804-54-BZ, 350-54-A, 111-55-BZ and 735-55-BZ.

Minutes of Regular Meeting Tuesday Afternoon, November 1, 1955, Affecting Calendar Numbers 153-44-SA, 35-45-SM, 368-47-SA—Vol. II, 160-49-SM—Vol. II, 5-50-SM, 439-52-SM—Vol. II, 481-52-SA, 482-52-SA, 08-53-SA, 35-54-SM—Vol. II, 56-55-SM, 68-55-SM, 63-55-SA, 385-55-SM, 404-55-SM, 681-53-SA, 735-54-A, 11-55-A, 798-55-A, 493-54-A, 906-54-A, 1348-27-BZ—Vol. II, 203-33-BZ—Vol. II, 63-46-BZ—Vol. II, 422-9-BZ, 170-50-BZ, 744-52-BZ and 814-53-BZ.

(Remaining Minutes of the Meeting of November 1, 1955 will be printed in the Bulletin of November 15, 1955.)

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to November 1, 1955

Cal. No. *Dept.* *Premises Affected*

832-55-A—H.B.M.—30 Great Jones street, north side, 119 ft. 6 in. east of Lafayette street, Block 531, Lot 56, Borough of Manhattan, B.N. 1097-55—re second means of egress.

833-55-A—H.B.B.—275-289 Plymouth street, north side, 90 ft. west of Hudson avenue, Block 22, Lot 7, Borough of Brooklyn, Amendment to N.B. 1017-1018-55—re proposed fence exceeds 10 ft. in height—electric sub-station.

834-55-BZ—H.B.B.—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, Borough of Brooklyn, Alt. 5019-54—re area exceeds permissible.

835-55-SA—Williams Oil-O-Matic Hi-Pressure Oil Burner, Model 5520-F, manufactured by Eureka Williams Co., Division of Henney Motor Co., Inc., Appliance.

836-55-SA—Williams Oil-O-Matic Hi-Pressure Conversion Oil Burner, Model 5520, manufactured by Eureka Williams Co., Division of Henney Motor Co., Inc., Appliance.

837-55-BZ—H.B.B.—2916-2924 Gravesend Neck road and 3442-3454 Nostrand avenue, southwest corner, Block 7362, Lot 8, Borough of Brooklyn, Alt. 3070-55—re parking lot for patrons and employees of supermarket in local retail use district.

838-55-BZ—H.B.Bx.—1866-1890 Westchester avenue and 1273-1291 White Plains road, southwest corner, Block 3767, Lots 53, 56, 57 and 59, Borough of The Bronx, N.B. 1630-55—re gasoline service station, lubritorium, car washing, parking and storage of motor vehicles, etc.

839-55-BZ—H.B.M.—32 Nagle avenue, north side, 277 ft. east of Broadway and 620 West 196th street, Block 2172, part of Lot 68, Borough of Manhattan, Alt. 1122-55—re parking and storage of motor vehicles on vacant land in a business and residence use district.

840-55-A—H.B.B.—1392-1400 Atlantic avenue, south side, 200 ft. east of New York avenue, Block 1202, Lot 17, Borough of Brooklyn, Alt. 93-55—re exits, etc.

841-55-BZ—H.B.Q.—160 Adirondack boulevard, east side, 369.84 ft. south of Rockaway Beach boulevard, Block 781, Lot 63, Neponsit, Borough of Queens, N.B. 3499-55—re G area district—garage must be at least 5 ft. from side and rear lot lines.

842-55-BZ—H.B.Bx.—3544 Eastchester road, east side, 100 ft. south of Needham avenue and 1211 Mickle avenue, Block 4726, Lots 6 and 37, Borough of The Bronx, Alt. 941-55—re parking and storage of motor vehicles in a residence use district.

843-55-SA—Universal Ezebilt Panel Scaffolding, manufactured by Universal Manufacturing Corp., Appliance.

844-55-SM—Ultralite and Ultrafine Snap-On Insulation, manufactured by Gustin-Bacon Manufacturing Co., Material.

845-55-SA—Gilbarco Remote Control Gasoline Dispensin Units, Models RCP-1, RCP-2, RCP-3 and RCP-4, manu factured by Gilbert and Barker Manufacturing Co., Appl ance.

846-55-SA—Perfection Infra-Red Gas Heater, Mode J-500-LN and J-510-L, manufactured by Perfection Indu tries, Inc., Appliance.

847-55-SM—Flour City Reversible Window, Model RA- (aluminum), manufactured by The Flour City Ornament Iron Co., Material.

848-55-SM—Flour City Aluminum Single Hung Windo Model A-35, manufactured by The Flour City Ornament Iron Co., Material.

849-55-BZ—H.B.B.—79-83 Winthrop street, north side, 6 ft. 3¾ in. east of Flatbush avenue, Block 5045, Lots 70 a 72, Borough of Brooklyn, Alt. 2701-55—re parking lot connection with apartment building in a residence use distri

---

850-55-BZ—H.B.B.—4401-4411 Church avenue, northe corner of Troy avenue, Block 4881, Lots 38, 40 and Borough of Brooklyn, N.B. 2203-55—re gasoline serv station, office, lubrication, minor repairs, etc.; signs, sh windows, curb cuts, etc.

851-55-A—H.B.M.—27 West 53rd street, north side, 385 east of Avenue of The Americas (6th), Block 1269, Lot Borough of Manhattan, Alt. 1214-55—re non-fireproof c struction—commercial use; stairs, etc.

852-55-BZ—H.B.M.—507 East 80th street, north side, ft. east of York avenue, Block 1577, Lot 7, Borough Manhattan, Alt. 1353-55—re non-conforming use—char from laundry, factory to storage and showroom and fact in a residence use district.

853-55-A—H.B.B.—1213-1239 East 14th street, east s 100 ft. south of Avenue L, Block 6734A, Lot 86, Boro of Brooklyn, Alt. 4222-55—re opening in fire wall, etc.

854-55-SA—Richmond Oil-fired Furnance, Models SU SH-P, LO, VO, CO and AO, manufactured by Richm Radiator Co., Appliance.

855-55-SA—Richmond Oil-fired Boiler, Models RW and (pressure atomizing type), manufactured by Richm Radiator Co., Appliance.

Restored to Docket

84-53-BZ—H.B.Q.—164-07 to 164-09 122nd avenue, no west corner of Smith street, Block 12379, Lot 1, Jama Borough of Queens, Alt. 649-52—re parking and storag motor vehicles in a residence use district.

1293-39-BZ Vol. II—H.B.B.—1401-1407 Avenue M 1291-1295 East 14th street, northeast corner and 1402- Chestnut avenue, Block 6735, Lot 121, Borough of Brook N.B. 2204-55—re area exceeds for a C district.

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M. Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) . April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 9, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning,* November 9, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

79-55-BZ

APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.

PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

416-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed.

243-55-BZ

APPLICANT—Larry Meltzer, for S. R. K. Realty Corp., owner (Owner under Purchase Contract — Joseph Clemente).

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

Laid over from October 11, 1955 to October 18, 1955, at the request of an objector; applicant concurring, no further requests for adjournment; then to November 9, 1955, for applicant to file revised plans showing distance from lot line of proposed site to the wall of the first adjacent house on lot 32, and also showing elevation of grade.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

Laid over from September 27, 1955, to October 25, 1955, for inspection and decision; hearing closed; then to November 9, 1955, for further consideration and decision.

CALENDAR

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed; then to October 25, 1955, for full vote of the Board; then to November 9, 1955, for further inspection and decision; hearing closed.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; then to October 25, 1955, for applicant to file revised plans as to elimination of curb cut, change of sign and building face; then to November 1, 1955, for consideration of plans; then to November 9, 1955, for applicant to submit revised plans showing masonry brick wall on westerly side and northerly lot lines along 60th Street for two-thirds of the distance, with proper terminating posts, and other changes previously suggested; hearing previously closed.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiations as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved; then to September 20, 1955, at request of the applicant, pending purchase of this property by another; hearing previously closed; then to October 11, 1955, at the request of the applicant until the Board acts on Cal. No. 190-55-BZ, now laid over to October 11, 1955, 10 a.m.; then to October 18, 1955, for inspection and decision; hearing having been held; then to October 25, 1955, for decision; then to November 1, 1955, for consideration with Cal. No. 190-55-BZ; then to November 9, 1955, for revised plans to be filed in connection with Cal. No. 190-55-BZ; hearing previously closed; applicant to submit evidence of contract entered into with the church for its use of subject site for conforming use after removal of existing gasoline station.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over to November 9, 1955, for inspection and decision; hearing closed.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over to November 9, 1955, for inspection and decision; hearing closed.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner

SUBJECT—Application reopened October 11, 1955 for consideration as to amendment as to width of side yard nor and court south—re (decision of the borough superintendent) previously granted on condition, under section of the zoning resolution, permitting in a residence use, E area district, the erection of an extension at front a also in rear of existing funeral home and one family re dence, nearer the street line than is permitted and witho the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, ft. south of 15th road, Block 4663, Lot 4, Whitestone, Bo ough of Queens.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman a Morris Glasgall, owners.

SUBJECT—Application August 3, 1954—re (decision of t borough superintendent) under section 21 of the zoni resolution, to permit in a residence use district the char in occupancy from dead storage for autos, garage and apartment (one family), to roofing and sheet metal facto and apartment (one family).

CALENDAR

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.
SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

93-55 BZ

APPLICANT—Burke, Green and Groh, for The Glidden Co., owner.
SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of patrons and employees cars (no fee to be charged).
PREMISES AFFECTED—45-05 94th street, southeast corner of 45th avenue, Block 1602, Lot 1, Elmhurst, Borough of Queens.

60-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 21 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.
PREMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26 Dongan Hills, Borough of Richmond.

75-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for term of 10 years.
PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

76-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman, and Maurice S. Kapplow, owners.
SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue and Appeal from a decision of the borough superintendent—re frame building with fire limits.
PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

77-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.
SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.
PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

454-55-BZ

APPLICANT—Office of Alfred Easton Poor, for Empire Trust Co., owner.
SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under 21 of the zoning resolution, to permit in a retail use, B area district the proposed vertical extension of the existing elevator shaft in the northeast corner of the building.
PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan.

455-55-A

APPLICANT—Office of Alfred E. Poor, for Empire Trust Co., owner.
SUBJECT—Application June 8, 1955—re Appeal from a decision of the borough superintendent—re fire tower and egress.
PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan.

497-55-BZ

APPLICANT—Andrew Di Camillo, for 13th Avenue Holding Corp., owner.
SUBJECT—Application June 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D1 area district the erection of a building using more than the area permitted.
PREMISES AFFECTED—8118 13th avenue, west side, 60 ft. north of 82nd street, Block 6291, Lot 43, Borough of Brooklyn.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.
SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.
PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street and 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.
SUBJECT—Application July 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.
PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November* 9, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

681-53-SA

APPLICANT—Speed Queen Corporation, owner.
SUBJECT—Application August 24, 1953—Speed Queen

CALENDAR

Clothes Dryer (gas-fired), Models DG11 and DG12, approval of.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.

SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

387-55-A

APPLICANT—William H. Hickin, for E. I. du Pont de Nemours and Co., owner.

SUBJECT—Application May 9, 1955—re Appeal from a decision of the fire commissioner re Classification of Blasting agent known as "Nitramon" and "Nitro-Carbo-Nitrate" for use in New York City.

723-55-A

APPLICANT—Frank Lloyd Wright for Solomon R. Guggenheim Foundation, owner.

SUBJECT—Application September 14, 1955—re Appeal from a decision of the borough superintendent relating to construction and egress.

PREMISES AFFECTED—1071 Fifth avenue, east side, from East 88th to East 89th streets, Block 1500, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wood working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated; then to November 15, 1955, at the request of the applicant for the owner to advise the Board more in detail as to a proposed tenancy.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school; then to November 15, 1955, at the request of the applicant; owner is considering a conforming use.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details, hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans; then to September 20, 1955 for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board; then laid over from October 18, 1955, to November 15, 1955, for applicant to submit a new decision of the borough superintendent, omitting the marina and including the extension of the lot.

264-55-BZ

APPLICANT—Lama, Proskauer and Prober, for U and Corporation, owner.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles with show windows, curb cuts and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 avenue O, northeast corner, Block 7895, Lot 1, Borough of Brooklyn.

Laid over from October 18, 1955 to November 15, 1955 for inspection and decision; hearing closed.

666-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.

SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.

PREMISES AFFECTED—4425 Post road, west side, 151 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

Laid over from October 25, 1955, to November 15, 1955 for inspection and decision; hearing closed.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Mark's Avenue Building Corp., owner (Sang and Pollack, lessee)

SUBJECT—Application reopened June 29, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from

CALENDAR

as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

Laid over from October 25, 1955 to November 15, 1955, at the request of an objectant, applicant concurring; no further requests for adjournment.

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence district and in a Class D area the extension and maintenance of gasoline service station, lubritorium, office, car washing, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

Laid over from November 1, 1955, to November 15, 1955, for applicant to file revised plans, showing pumps set back 15 feet, etc., and for decision; hearing closed.

01-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application August 8, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Nelson avenue.

PREMISES AFFECTED—3975-3985 Hylan boulevard (3981 official) and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

10-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use disstrict the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414 Lots 334, 336 and 340, Borough of The Bronx.

Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed; then laid over to November 15, 1955, applicant to file plans showing exits and entrances of Major Deegan Highway.

2-31-BZ Vol. II

APPLICANT—Arthur Saracino, owner.

SUBJECT—Application reopened October 11, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner, Block 113, Lot 134, South Jamaica, Borough of Queens.

5-32-BZ Vol. II

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed extension of the building of roof level to create a new fifth floor, same height as the present penthouse, using more of the area than permitted by the Zoning Resolution.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

529-47-BZ Vol. II

APPLICANT—Knickerbocker Federal Savings and Loan Association, lessee, for Ralph DeMayo, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7A of the zoning resolution, to permit in a business and residence use district, proposed extension of patrons parking, on a lot partly in a business use district, accessory to a structure wholly in a business use district, into the residence use district; curb cuts into a residence use district, proposed show window in rear south wall of building.

PREMISES AFFECTED—3474-3478 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of The Bronx.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan.

556-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (K.D.B. Realty Holding Corp., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

557-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (Genevieve Naylor, lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio, and one family dwelling, (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).

PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

46-55-BZ

APPLICANT—Arthur J. Goldsmith, for LaSalle Holding Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail district, a cabaret in an existing restaurant on premises.

PREMISES AFFECTED—34-36 East 60th street, south side, 131 ft. west of Park avenue and 178 ft. east of Madison avenue, Block 1374, Lots 42 and 43, Borough of Manhattan.

CALENDAR

153-55-BZ

APPLICANT—Patrick D. Concagh, for Jessie Millefiori, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district the maintenance of existing uses of auto repair, body, fender and spraying shop.

PREMISES AFFECTED—2955-2957 Boston road, west side, 95.93 ft. south of Adee avenue, Block 4555, Lot 26, Borough of The Bronx.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

269-55-BZ

APPLICANT—Robert Gottlieb, for Leon Goldstein, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars for a term of 5 years.

PREMISES AFFECTED—2107-2109 Prospect avenue, west side, 100.21 ft. north of East 180th street, Block 3096, Lot 33, Borough of The Bronx.

313-55-BZ

APPLICANT—Murray Landau, owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district and F area the erection of a 1 car garage for private use of owner. Proposed building has a setback of less than 15 feet.

PREMISES AFFECTED—161-01 85th avenue, northeast corner of 161st street, Block 9785, Lot 46, Jamaica, Borough of Queens.

678-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Dime Savings Bank of Brooklyn, Sidney Silverman, Max Zeisk and Howard I. Goldberg, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of present banking facilties in a business use district, into the residence use district and the parking of patrons' and executives' cars (no fee charged) in conjunction with new Drive In Banking Booth.

PREMISES AFFECTED—8501-8523 19th avenue and 1901-1911 86th street, northeast corner, and 1902-1910 85th street, Block 6345, Lots 1, 6, 9 and 11, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 15, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.

SUBJECT—Application reopened September 13, 1955 as Vol II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 5, Borough of The Bronx.

273-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co Inc., owner.

SUBJECT—Application March 29, 1955—re Appeal from decision of the borough superintendent relating to construction and exits.

PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co Inc., owner.

SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.

PREMISES AFFECTED—55-15 Grand avenue, north side 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from decision of the borough superintendent—re reconstruction

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

779-55-A

APPLICANT—Louis Lieberman, for Temple Petach Tivah, owner.

SUBJECT—Application October 3, 1955—re Appeal from decision of the borough superintendent—re reconstruction and thickness of walls.

PREMISES AFFECTED—1459-1465 Lincoln Place and 249-253 Rochester avenue, northwest corner, Block 1349, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 22, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

865-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Home Hebrew Center and Beerose Realty Corp., owners.

CALENDAR

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.
PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.
Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed; applicant to file one or two comprehensive protographs showing the general conditions and a plan giving more details of the proposed retaining wall.

129-49-BZ Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.
PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.
Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed; applicant to submit revised plans showing proposed conditions; administrative appeal to be heard on same date.

55-55-A

APPLICANT—Henry G. Harris, for E. Gabel, owner.
SUBJECT—Application March 31, 1955—re Appeal from a decision of the borough superintendent as to exits.
PREMISES AFFECTED—38 Central Park South, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

-50-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.
PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.
Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed; companion "A" case to be calendared for same date.

-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. II re Appeal from a decision of the borough superintendent relating to exits.
PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

-54-BZ

APPLICANT—David Kraus, for Kerlin Homes, Inc., owner.
SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.
PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.
Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed.

216-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.
SUBJECT—Application March 15 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district the storage and sale of compressors and parts, and off street loading.
PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.
Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.
SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.
PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.
Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed.

232-55-BZ

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.
SUBJECT—Application March 25, 1955—re (decison of the borough superintendent) under sections 7(c) and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district; to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.
PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.
Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

233-55-BZ

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.
SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under sections 7(c), 7(h) and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick Boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.
PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.
Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

CALENDAR

8-55-BZ

APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).

SUBJECT—Application January 5, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district the storage and baling of new fabric remnants and waste clippings.

PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

Laid over from October 25, 1955, to November 22, 1955, for inspection and decision; hearing closed.

13-55-BZ

APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S. F. Brown), owner (Car Wholesalers, Inc., lessee).

SUBJECT—Application January 12, 1955—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a site partly in a business use district and partly in a residential district, the extension of the existing use for the sale of used cars into the residential district and to allow curb cuts at a point less than 75 ft. from the residential zone.

PREMISES AFFECTED—63-11 Queens boulevard, north side, from 63rd to 64th streets, Block 1340, Lot 1, Jackson Heights, Borough of Queens.

Laid over from October 25, 1955, to November 22, 1955, for inspection and decision; hearing closed.

127-55-BZ

APPLICANT—Patrick D. Concagh, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7b, 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than 5 cars, and storage room.

PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.

Laid over from October 25, 1955, to November 22, 1955, for inspection and decision; hearing closed.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for notices to be sent out according to the regular procedure.

255-55-BZ

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al., owners.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owner.

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

256-55-A

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et. al., owners.

SUBJECT—Application April 1, 1955—re Appeal from a decision of the borough superintendent and from orders and decision of the fire commissioner—re class III construction—masonry walls.

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-37 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

137-40-BZ Vol. II

APPLICANT—Charles M. Spindler, for Milton d/b/a Crescent Auto Service, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. I—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension in area of a gasoline service station, previously approved by the Board, to include auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 969, Lot 17, Jamaica, Borough of Queens.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinto and Coleman, for Kissena Park Corp., Dominick Mazz and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-01 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

915-54-BZ Vol. II

APPLICANT—Reuben A. Lazarus, for Double Jack Real Inc., present owner.

SUBJECT—Application reopened July 19, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of subject premises (lot 28) for the parking and storage of motor vehicles.

PREMISES AFFECTED—233-239 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 25-28 inclusive, Borough of Manhattan.

928-54-BZ

APPLICANT—Larry Meltzer, for Jack and Palma Taru, owners.

SUBJECT—Application December 7, 1954—re (decision of the borough superintendent) under sections 21, 7e and of the zoning resolution, to permit in a business use, area district the demolition of frame office, structure, to permit the extension of existing class 3 structure use more than the area permitted, to be used by fuel oil distributor, storage, sales and service of oil burner, parts equipment, and to permit the use of structure as a stor garage for owner's motor vehicles, no public sale of g oline.

PREMISES AFFECTED—8726-8730 18th avenue, v side, 103 ft. 3½ in. south of Rutherford place, Block 6 Lot 36, Borough of Brooklyn.

CALENDAR

58-55-BZ

APPLICANT—John F. Fitzsimons, for Leon and Margaret Sculti, owners.
SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7b, 7e and 7A of the zoning resolution, to permit in a residence and retail use district the maintenance of a storage yard for builders' materials and equipment, loading and unloading, the parking in the open of 2 trucks used in the business; and to permit a business entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—134-14 218th street, west side, 81.79 ft. south of Merrick boulevard, Block 13011, Lot 46, Springfield Gardens, Borough of Queens.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.
SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).
PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

327-55-BZ

APPLICANT—Albert E. Deer, for Morton Pickman and Samuel M. Berley, owners (owners under contract: Esso Standard Oil Co.).
SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.
PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

343-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph and Anthony Carlo, owners.
SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a building for restaurant use with parking and storage of motor vehicles on vacant portion of plot.
PREMISES AFFECTED—234-248 Withers street and 134-144 Woodpoint road, southwest corner, Block 875, Lot 40, Borough of Brooklyn.

354-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Howard A. Zimmerman, owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles on open lot, which is partly in a residence use district and partly in a business use district.
PREMISES AFFECTED—111-113 Erasmus street, north side, 84 ft. 5 in. east of Rogers avenue, Block 5105, Lot 76, Borough of Brooklyn.

374-55-BZ

APPLICANT—Paul Friedman, for Laura Roehrig, owner (Baisley Auto Body Inc., lessee).
SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a retail use district the proposed extension and use of premises for a motor vehicle repair shop, including body and fender work, welding and paint spraying, also free parking for patrons and employees.
PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 22,* 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

485-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application June 6, 1955—Erie Remote Control Electric Gasoline Dispensing Pumps, Models 742, 645, 245 and 935, and Erie Remote Control Gasoline Pumps, Series 776, approval of.

308-55-SM

APPLICANT—Butler Engineering Company, Inc., owner.
SUBJECT—Application April 12, 1955—Butler Electronolytic De-Scalers (used for inhibition and prevention of rust, scale and corrosion in boilers, tanks and hot water systems), approval of.

445-55-SM

APPLICANT—Martin Fireproofing Corporation, owner.
SUBJECT—Application May 26, 1955—Martin Fireprofing Corp., Steel Edge Gypsum Plank (roof deck structural slabs), approval of.

875-54-SM

APPLICANT—Michael Flynn Manufacturing Co., owner (Harold F. Basin, agent).
SUBJECT—Application November 9, 1954—Lupton Aluminum Master Projected Residence Casement Windows and Residence Double Hung Windows, approval of.

1009-54-SM

APPLICANT—Ameriacn Steel Band Company, owner.
SUBJECT—Application December 27, 1954—American Steel Deck, Open Rib, Type P, approval of.

1008-54-SM

APPLICANT—American Steel Band Company, owner.
SUBJECT—Application December 27, 1954—American Steel Deck, Closed Rib, Type R, approval of.

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces, approval of.

195-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Basement Oil-fired Forced Warm Air Furnace, approval of.

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.
SUBJECT—Application reopened June 28, 1955 as to amendment to resolution as to additional model, Oil Burner, Model 3—re Iron Fireman Oil Burner, Model M; previously approved.

110-50-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 8, 1954 as to amendment to resolution as to additional style of asbestos cement siding shingles—re United States Gypsum Company Asbestos Cement Siding Shingles; previously approved.

CALENDAR

647-48-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened October 4, 1955 as to amendment to resolution as to additional model of oil burner—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

283-50-SA—Vol. II

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened October 4, 1955 as Vol. II for test and report as to new models 62 and 64—re Silent Automatic Model OCF-70, ABC Oil Burner Model 54; previously approved.

224-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.
SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re use of spray booth and conveyor (not approved).
PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1 Borough of The Bronx.

391-55-A

APPLICANT—John F. Fitzsimons, for Allied Vista Corp., owner.
SUBJECT—Application May 10, 1955—re Appeal from a decision of the borough superintendent—re frame building; 2 in. beams—fire limits.
PREMISES AFFECTED—23-41 126th street, east side, 247.67 ft. north of 25th avenue, Block 4230, Lot 16, College Point, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 29, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.
PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.
Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed.

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner
SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of present uses of sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.
PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.
Laid over from October 25, 1955 to November 1, 1955, at the request of an objector, applicant concurring; no further requests for adjournment; then to November 29, 1955, for inspection and decision; hearing closed.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.
SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.
PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

125-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R. M. H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessees).
SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough of superintendent) under sections 7c, 7e, 7f, 7h and 7i of the zoning resolution, to permit in a manufacturing retail and residence use district the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and free parking for employees and patrons only).
PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 3 and 56, Borough of Brooklyn.
Laid over from November 1, 1955 to November 29, 1955 for inspection and decision; hearing closed.

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district the change of use from shelter, outdoor garage parking of more than 5 cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, storage parking and storage of motor vehicles.
PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3, and 5, Borough of Brooklyn.
Laid over from November 1, 1955 to November 29, 1955 for inspection and decision; hearing closed.

718-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastroianni, owner.
SUBJECT—Application reopened July 12, 1955 as Vol. I —re (decision of the borough superintendent) under sections 7i and 7c of the zoning resolution, to permit in a business use district the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on the property), and sale of used cars, to motor vehicle repair, auto body and fender repairs, auto upholstery, parking and storage of more than 5 cars.
PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.
Laid over from November 1, 1955, to November 29, 1955 for inspection and decision; hearing closed.

284-55-BZ

APPLICANT—Vito P. Battista, for Dora Heissenbuttel, owner.
SUBJECT—Application April 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.
PREMISES AFFECTED—123 Bergen street, north side, 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn.
Laid over from November 1, 1955 to November 29, 1955 for inspection and decision; hearing closed.

CALENDAR

399-40-BZ

APPLICANT—Marie Braun, owner.
SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, less than the required width and occupying a greater area of the lot than permitted.
PREMISES AFFECTED—942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard, Block 3659, Lot 21, Borough of The Bronx.

401-40-BZ

APPLICANT—Marie Braun, owner.
SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, 1 in. less than the width required.
PREMISES AFFECTED—946 Metcalf avenue, east side, 94.42 ft. south of Eastern boulevard, Block 3659, Lot 23, Borough of The Bronx.

54-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.
SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.
SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street— proposed widening of Springfield boulevard.
PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

134-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Estate of Fannie Levy, Albert L. Levy, Executor, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in a residence use district parking and storage of more than 5 cars.
PREMISES AFFECTED—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.

136-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.
SUBJECT—Application reopened June 21, 1955 as Vol. III (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.
PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

111-51-BZ—Vol. II

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Application reopened and restored to docket October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the proposed change in occupancy of 1st and 2nd floors to office and factory, (previously dismissed), and change of occupancy of cellar to storage of film.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

112-51-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lots 43 and part of Lot 19, Borough of Manhattan.

237-55-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Application March 18, 1955—re Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

674-52-BZ

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.
SUBJECT—Application September 17, 1952—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, sale and storage of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; all for a term of fifteen years.
PREMISES AFFECTED—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.

80-54-BZ

APPLICANT—Joseph Platzker and Philip Freshman, for Hotel Dryden, Inc., owner.
SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.
PREMISES AFFECTED—148-152 East 39th street, south side, 100 ft. west of 3rd avenue, Block 894, Lot 52, Borough of Manhattan.

247-55-BZ

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.
SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy of first floor from store to restaurant, bar and cabaret, and on the second floor office to restaurant.

CALENDAR

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

248-55-A

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

710-55-BZ

APPLICANT—Ingram S. Carner, for Bertha Stratford, owner (Henry Kelly, lessee).

SUBJECT—Application September 13, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing, (non-automatic), office, storage and sale of auto accessories and parking of cars waiting to be serviced, without required setback from street.

PREMISES AFFECTED—246-02 to 246-08 South Conduit avenue, 138-57 to 138-59 246th street and 246-01 to 246-03 139th avenue, southeast corner, Block 13622, Lot 5, Rosedale, Borough of Queens.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24 —23 tentative, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 29, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re fire escape; exit.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue Inc., owner (Benenson Realty Corp., lessee).

SUBJECT—Appeal filed October 20, 1954—from an order and decision of the fire commissioner—re sprinkler in cabinets (storage of film).

PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.

SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provide 4" fuel oil storage concrete jacket for fuel oil storage tank.

PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owner.

SUBJECT—Application November 29, 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.

PREMISES AFFECTED—147-151 Baxter street, east side 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

DECEMBER 6, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 6, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to November 1, 1955, applicant to file revised plans; then to December 6, 1955, at request of the applicant in order to furnish the revised plans previously requested.

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. I —re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in residence and business use district the extension of present business use into the residence use district, extension to the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 172-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

539-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield.

SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 172-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

CALENDAR

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

SUBJECT—Application November 2, 1954—re (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.

PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

4-53-BZ

APPLICANT—Madeline Sczmanski, owner.

SUBJECT—Application reopened November 1, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—164-07 to 164-09 122nd avenue, northwest corner of Smith street, Block 12379, Lot 1, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 1, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 18, 1955, were approved as printed in the Bulletin of October 25, 1955. Vol. 40, No. 43.

5-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R.M.H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors Inc., lessees).

SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e, 7f, 7h and 7i of the zoning resolution, to permit in a manufacturing retail and residence use district, the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting) and free parking for employees and patrons only.

PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Joseph Kiulehan, Gabriella Klein, W. T. Stapleton, Mrs. Anna Niarchos, Christine H. Battle, Amelia Ciaccia, Marie Gostoul, Gladys Falotico, Elsie Halse, William Adams, William Sheedy, Walter J. McCarroll, Mrs. Marie Gostout, Hugo W. Bengtson, Mrs. Milia Murad, Oscar L. Anderson, Roger J. Battle, Harold Day, Walter Stifani, Samuel Moskowitz and Peter Valentino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. for inspection and decision; hearing closed.

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the change of use from shelter, outdoor garage, parking of more than 5 cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3 and 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Harry Mitchell, Jack Flashberg, Mary Rehling, Mary Walker, J. M. Jensen and John Muir.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. for inspection and decision; hearing closed.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most

northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: J. G. L. Molloy.
For Opposition: Nonc.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M., at request of the applicant in order to furnish the revised plans previously requested; hearing previously closed.

585-42-BZ—Vol. III
APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.
SUBJECT—Application reopencd October 5, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use and Class D area district, the extension and maintenance of gasoline servicc station, lubritorium, office, car washing, minor auto repairs, parking and storage of motor vehicles.
PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Selma Thorsen Nilsen and Doris Brown.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 15, 1955, at 10 A.M., for applicant to file revised plans, showing pumps set back 15 feet, etc., and for decision; hearing closed.

801-54-A
APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.
SUBJECT—Application August 8, 1954—filed pursuant to section 35, General City Law re premises in bed of proposcd widening of Nelson avenue.
PREMISES AFFECTED—3975-3985 Hylan boulevard (3981 official) and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 15, 1955, at 10 A.M., for revised plans to be filed in conjunction with Cal. No. 585-42-BZ, Vol. III; hearing closed.

20-43-BZ
APPLICANT—George H. Colin, for Crew Levick Corporation, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersecting streets upon which there is located a school.
PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.
APPEARANCES—
For Applicant: Benjamin Mosher and Joseph B. Cavallaro.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Laid over to November 9, 1955, at 10 A.M., for revised plans to be filed in connection with Cal. 190-55-BZ; hearing previously closed; applicant to submit evidence of contract entered into with the church for its use of subject site for conforming use after removal of existing gasoline station.

718-49-BZ—Vol. III
APPLICANT—Casper P. Colla, for Vincent Mastroianni, owner.
SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on this property), and sale of used cars, to motor vehicle repairs, auto body and fender repairs, auto upholstery, parking and storage of more than 5 cars.
PREMISES AFFECTED—2537-2549 86th strcet, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.
APPEARANCES—
For Applicant: Casper P. Colla.
For Opposition: Jennie Arena.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. for inspection and decision; hearing closed.

811-52-BZ—Vol. III
APPLICANT—Lconard F. Rothkrug, for Samuel D. Greenfield, owner.
SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district, the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted
PREMISES AFFECTED—1120-1122 Kings Highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug and Samuel D. Greenfield.
For Opposition: Thomas H. Kenworth, Harry J. Seif and D. J. Cisternino.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for inspection and decision; hearing closed.

539-55-A
Applicant—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.
SUBJECT—Application June 1, 1955—Appeal from a decision of the borough superintendent—re width of stair
PREMISES AFFECTED—1120-1122 Kings Highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings Highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for inspection and decision in conjunction with Cal. 811-52-BZ, Vol. III, without further argument; hearing closed.

831-54-BZ
APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

MINUTES

SUBJECT—Application November 2, 1954—(decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district, the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.
PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum and Joseph Rosenblatt.
For Opposition: Harold Kieval and Alfred Ely.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for inspection and decision; hearing closed.

392-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.
SUBJECT—Application November 16, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, maintenance of present uses of sales, display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.
PREMISES AFFECTED—90-61 Pitkin avenue north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and Sue Sangiamo.
For Opposition: Bernie Ostrowski.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. for inspection and decision; hearing closed.

393-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.
SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.
PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and Sue Sangiamo.
For Opposition: Bernie Ostrowski.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 29, 1955, 10 A.M. for inspection and decision in conjunction with Cal. 892-54-BZ; hearing closed.

220-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).
SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.
APPEARANCES—
For Applicant: Benjamin Mosher, Thomas E. Berkery and Joseph B. Cavallaro.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 9, 1955, at 10 A.M. for applicant to submit revised plans showing masonry brick wall on westerly side and northerly lot lines and along 60th Street for two-thirds of the distance, with proper terminating posts, and other changes previously suggested; hearing previously closed.

220-55-BZ

APPLICANT—Albert Melniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).
SUBJECT—Application March 22, 1955—(decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted, for a term of 15 years.
PREMISES AFFECTED—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot 1, West New Brighton, Borough of Richmond.
APPEARANCES—
For Applicant: Albert Melniker, Richard Sparks and Samuel Wetschler.
For Opposition: Robina Higney Johnes, Grover C. Brown and Harry S. Clark.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over, date to be set; for inspection and decision; hearing closed.

284-55-BZ

APPLICANT—Vito P. Battista, for Dora Heissenbuttel, owner.
SUBJECT—Application April 8, 1955—decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—123 Bergen street, north side, 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn.
APPEARANCES—
For Applicant: Frederick A. Ketcher.
For Opposition: Margaret Harris and Camila Carvajal.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 29, 1955, at 10 A. M., for inspection and decision; hearing closed.

804-54-BZ

APPLICANT—Kahn and Jacobs, for Anherb Holding Corp., owner (Piel Brothers, lessee).
SUBJECT—Application October 19, 1954—(decision of the borough suprintendent) under sections 7i and 7f of the zoning resolution, to permit in a business and unrestricted use district, the addition of welding and motor vehicle repair shop for tenants trucks in existing storage garage.
PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.
APPEARANCES—
For Applicant: W. James Walsh and I. Wohlstetter.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
Negative: 0

THE RESOLUTION—

WHEREAS, in view of the change of zoning adopted by the Board of Estimate October 20, 1954, from business to unrestricted use, thereby obviating the necessity for this application, the applicant requested withdrawal—see also withdrawal this day of appeal under Cal. No. 350-54-A.

Resolved, that the application be and it hereby is *withdrawn* at request of the applicant.

350-54-A

APPLICANT—W. James Walsh, Jr., for Anherb Holding Corp., owner (Piel Brothers, lessee).

SUBJECT—Application May 5, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—79-85 Georgia avenue, east side, 250 ft. 2 in. north of Liberty avenue and 90-96 Sheffield avenue, Block 3685, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: W. James Walsh and I. Wohlstetter.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn, to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

Negative: 0

THE RESOLUTION—

WHEREAS, in view of the change of zone of the area of subject premises from business to unrestricted use, adopted by the Board of Estimate October 20, 1954, the subject appeal is withdrawn to comply; the order of the Fire Commissioner can now be complied with, with the approval of the Department of Housing and Buildings which can pass on the construction and use in view of withdrawal this day of application 804-54-BZ with reference to Alteration Application 1342-54 and objection thereunder as to construction of welding room and maintenance of a repair shop.

Resolved, that this appeal be and it hereby is *withdrawn* to comply, at request of the applicant.

111-55-BZ

APPLICANT—Joseph M. Lonergan, for Reuben L. Kershaw, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1955 after due notice by publication in the Bulletin; laid over to October 25, 1955, for inspection and decision; hearing closed; then to November 1, 1955, for further inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 21, 1955 acting on N.B. Applic. 4661-54, reads:

"1. The use of the premises as a gasoline service station, auto washing, lubrication, office and accessory sales and minor repairs with hand tools only in the local retail portion of a lot partly in a residence use district and partly in a local retail district is contrary to Art. II Sec. 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 109.22 ft. in depth, irregular, presently vacant; that the plot in question is on Linden boulevard, a heavily travelled street; that the areas east and west of it are developed with stores which are more than sufficient in number and character for the surrounding area, especially since there are no apartment houses in this neighborhood to provide customers for additional stores; that it is across from a building on 195th street which is used for storage and a block from a beverage dock and lumber yard; that there is no gas station in this immediate area for the use of the neighbors and for transients; that it is proposed to develop the premises with a parkway type of gasoline service station; that the proposed building will have a peaked roof and a face brick facade; that pumps will be installed only along the Linden boulevard frontage; that only one curb cut is proposed on 195th street, located near its intersection with Linden boulevard; that it is further proposed to erect an ornamental iron fence on a brick base along the lot lines and along a portion of the 195th street building line; that shrubbery and planting, protected by a concrete curb, will be provided along the lot lines; and

WHEREAS, the applicant contends that a plan was filed with the building department in relation to this request and in accordance with the zoning resolution, was disapproved and a denial issued on January 21, 1955; that it is from this denial that this appeal is taken before the Board, requesting an approval for ten years under section 7e; and

WHEREAS, the applicant states that the present owner has held title to the property since November 20, 1953 and that the assessed valuation of land is $10,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen (15) years, to permit the premises to be occupied substantially as proposed for a gasoline service station, as indicated on plans filed with this application, marked "Received February 11, 1955", 4 sheets, *on condition* that all buildings and uses shall be removed from the premises and the plot arranged and constructed as shown on such plans; that the accessory building shall be of the arrangement and design shown, faced with face brick on the exterior sides and have no cellar; that toiletrooms shall be rearranged so as not to have contiguous doors; that along the rear line to the south and the side lot line to the west, there shall be erected a masonry wall as proposed, consisting of a masonry base of brick agreeing with brick of accessory building, to a height of 2 feet with steel pickets thereon to a total height of not less than 5 ft. 6 in.; that suitable terminating posts shall be erected at the building lines; that planting areas shall be maintained, properly protected with curbing at the points so indicated, and planted with suitable material; that the wall fence hereinbefore required on the rear line shall be continued along the street line of 195th street for a distance of approximately 40 feet; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line of Linden boulevard; that tanks shall be limited to ten approved 550 gallon gasoline storage tanks; that curb cuts shall consist of three to Linden boulevard, two 30 ft. in width each and one 25 ft. wide as shown and one curb cut may be within the first 25 feet from the Linden boulevard building line along 195th street, as shown; that no portion of any curb cut shall be nearer than 5 ft. to any lot line as prolongated; that signs shall be restricted to a permanent sign on the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection where shown, of a post standard for supporting a sign which

may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of Linden boulevard for a distance of not more than 4 feet; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the borough president; that the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphaltic paving; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i there may be motor vehicle repairing maintained within the accessory building for adjustments with hand tools only; that the portion of the plot to the southwest, shown on plans not to be included in the gasoline station area, shall be properly seeded, fenced and maintained in neat condition at all times; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

735-55-BZ

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.

SUBJECT—Application September 20, 1955—re (decison of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit the location of required loading berths within 50 ft. of a street intersection.

PREMISES AFFECTED—73-93 Sands street, north side, from Pearl street to Prospct street and Manhattan Bridge, 74-88 Prospect street and 137-145 Pearl street, Block 77, Lots 1-22, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. C. Covington and Hyman J. Reit.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals on Tuesday, November 1, 1955, after due notice by publication in the Bulletin of the Board; and

WHEREAS, the premises are located in a manufacturing use, B area district, and

WHEREAS, the district maps accompanying the zoning resolution show that Prospect Street is in unrestricted and manufacturing use, B area districts, Sands Street is in unrestricted business and residence use, B area districts, and Pearl Street is in residence, business, manufacturing and unrestricted use, A and B area districts; and

WHEREAS, the decision of the borough superintendent dated September 7, 1955 on N.B. App. 944/55 reads:

"The construction of required loading berths within 50' of a street intersection is contrary to the Zoning Res. Art. V, Sect. 19-A (h) (3)." and

WHEREAS, the applicant states that the proposed building will be 12 stories, 149 ft. in height, 172 ft. front by 100 ft. in depth, to be used throughout as a printing plant; and

WHEREAS, the applicant states that plans were filed for the proposed building on April 13, 1955, that on June 1, 1955 foundation permit was issued, on June 9, 1955 construction of the foundation was commenced; that on August 16, 1955 final Building Department approval and permit authorizing the construction of the entire building was issued; that on August 24, 1955 more than two months after construction had been started the borough superintendent discovered that he had overlooked a zoning requirement prohibiting the location of a truck dock entrance within 50 ft. of a street intersection; that the construction permit was revoked September 1, 1955; that on September 2, 1955 an amendment was filed resulting in the denial which is the subject of this application to the Board; and

WHEREAS, the applicant contends that it acted in good faith without knowledge of the zoning resolution in preparing the original building plans and relied on the Department of Housing and Buildings to advise whether the building plans were in accordance with the zoning laws of the City of New York; that a representative of the Building Department inadvertently overlooked the zoning resolution prohibitng truck docks within 50 ft. of a street intersection as a result of which the entire buidling plan for the first floor and all other floors were designed around the proposed loading dock; that in reliance upon the issuance of a permit the owner caused the construction of the building to be commenced and before the error was discovered the foundation work had been substantially completed up to the first floor slabs except for a small portion which was built up in form work ready to pour concrete when construction was stopped; that interior steel columns were set up to the third floor level at the time construction was stopped; that the owner's investment to date in the cost of materials amounts to approximately $200,000 plus commitments for materials to be delivered pursuant to contract in excess of $1,000,000; that any of the alternate truck dock arrangements which have been studied have not been feasible and they would require the knocking out of present construction and the filing of alternate plans and would incur additional cost for demolition and reconstruction of the present structure of approximately $200,000 and result in a waste of space and a less efficient overall plant; and

WHEREAS, the applicant states that Sand Street, one of the streets adjacent to the building in question, will be widened to 160 ft. and will thus provide extraordinary street facilities in front of the loading docks proposed; that the proposed location of the loading docks will not interfere with traffic or any street facilities in the area; that access to Brooklyn Bridge will be short-circuited by new access ramps which will greatly reduce traffic on Pearl Street and Prospect Street; that the reason for the prohibition of loading docks within 50 ft. of a street intersection does not exist in this case; that Sand Street, the street where the proposed loading docks are to be located, will have a dividing island in the center which will channel traffic entirely clear of the building front; that it would be impossible for the owner to provide a 75 ft. required loading dock on any side of the building in question without being within 50 ft. of a corner and, at the same time, affording the owner reasonable use of the building when constructed in the proper and workmanlike manner; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A (j) to permit the required loading berths to be located in the position as shown and as indicated on plans filed with this application marked, "Received, September 20, 1955" (8 sheets) and "September 29, 1955" (one sheet) *on condition* that in all other respects the loading berths and building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 12:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 1, 1955, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

153-44-SA

APPLICANT—The Quincy Stove Manufacturing Company, owner.

MINUTES

SUBJECT—Application reopened June 7, 1955 amendment to resolution as to additional models of Monogram Oil fired heaters—re Monogram Oil Fired Heaters (circulating), models E30, G30, H30, K30, L30, R30, 38A, 130, 38B, 130, 37C, 130, 38B, 240, 37C, 240, 38B, 340, 37C, 340, E50, G50, H50, K50, L50, R50, S50, 38A, 150, 38B, 150, 37C, 150, 38B, 240, 38B, 350 and 37C, 350, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 153-44-SA

Subject: Amendment to resolution as to additional models of Monogram Oil Fired Heaters.

Quincy Stove Manufacturing Co., Quincy, Illinois requested by letter dated May 12, 1955 that the resolution adopted May 16, 1944 under Cal. No. 153-44-SA be amended so as to include additional model oil fired heaters; namely Models 37C140, 37C137, 37C147 and 37C157. The Application was reopened by a vote of the Board on June 7, 1955.

Purpose

The appliance is an oil fired heating stove intended for stationary installation with flue connection.

Description

The Model 37C140 is similar to the Model 37C130 differing only as to BTU input.

The Models 37C137; 37C147 and 37C157 are similar to the 37C130, 37C140 and 37C150 differing only as to the base, now of steel instead of cast iron and a change in the exterior design. The burner and controls are the same as those approved May 16, 1944 under Cal. No. 153-44-SA.

Recommendation

The Committee on Test recommends that the resolution adopted May 16, 1944 under Cal. No. 153-44-SA be amended so as to include the Models 37C140, 37C137, 37C147 and 37C157 on condition that the requirements of the resolution adopted May 16, 1944 under Cal. No. 153-44-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 16, 1944 in accordance with the above report.

35-45-SM

APPLICANT—Russell & Erwin Division of American Hardware Corp., owner.

SUBJECT—Application reopened January 4, 1955 amendment to resolution as to new model of Panic Bolts—re Russwin Panic Bolts, Types 564, 564½, 566, 567, 567½, Types 80, T80, 86, T86, 86NT, T86NT, 86½, T86½, 86½NT, 87, T87, 87½, 88, T88, 89, T89, 89A, T89A, 280, T280, 080, T080, 40, 43 x 45, 60, 63 x 65, 65, 165, 66, NT66, 66½, NT66½, 75, 67½, 68, 69, 69A, 90, 96, 96½, 97, 97½, 98, 99½, 168, 240, and 260; previously approved.

APPEARANCES—

For Applicant: William D. Fitzgerald.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 35-45-SM

Subject: Amendment to resolution as to new model of Panic Bolts.

Russell & Erwin, Division of American Hardware Corp., requested by letter dated December 14, 1954 that the resolution adopted April 2, 1946 under Cal. No. 35-45-SM, be amended so as to reassign model numbers of previously approved panic bolts. The application was reopened by a vote of the Board January 4, 1955.

Description

1. *Heavy Duty Rim Fire Exit Bolts:*

Models 564 and 564½ (approved April 2, 1946) are now known as Models 466 and 466½ and the changes are as follows: A, B, C, D and E.

Model 566 is now known as 465 and the changes are as follows: A, B and C.

Models 567 and 567½ are now known as 467 and 467½ and the changes are as follows: A, B, C and E.

2. *Fire Exit Bolts:*

Models 80 and T-80 are now known as 30 and T-30 and the changes are as follows: F, G, H and J.

Models 86, T-86 and 86½ are now known as 36, T-36 and 36½ and the changes are as follows: D, E and J.

Models 86NT, T86NT, 86½NT, 87, T87 and 87½ are now known as 36NT, T36NT, 36½NT, 37, T37 and 37½ and the changes are as follows: E and J.

Models 60, 63 x 65 and 65 are now known as 50, 53 x 55 and 55 and the changes are as follows: A, B, C, G, K and L.

Models 66 and 66½ are now known as 56 and 56½ and the changes are as follows: A, B, C, D and E.

Models NT66, NT66½, 67 and 67½ are now known as NT56, NT56½, 57 and 57½ and the changes are as follows: A, B, C and E.

Model 69A is now known as 59A and the changes are as follows: A, B and C.

Model 90 is now known as 70 and the changes are as follows: B, C, G, K and L.

Models 96 and 96½ are now known as 76 and 76½ and the changes are as follows: B, C, D and E.

Models 97 and 97½ are now known as 77 and 77½ and the changes are as follows: B, C and E.

Model 99A is now known as 79A and the changes are as follows: B and C.

Note: The reference symbols mentioned above are as follows:

A. Forged lever arms
B. Oilite bearings at lever arm pivot pin
C. Dogging device improved to screw type versus cam type
D. Free wheeling thumb piece versus rigid thumb piece
E. Improved latch bold back feature
F. Rotary latch in top case
G. Independent bottom latchdog
H. Reversible
J. Cross bars fastened to lever arms by Allen Set Screws
K. Top case latching mechanism enclosed in cast metal housing
L. Top latch improved to Pullman car swing type versus straight bolt.

Recommendation

The Committee on Test recommends that the resolution adopted April 2, 1946 under Cal. No. 35-45-SM be amended so as to include the additional Russwin Panic Bolts as herein described, on conditon that the requirements of the resolu

tion adopted April 2, 1946 under Cal. No. 35-45-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 2, 1946, in accordance with the above report.

368-47-SA—Vol. II

APPLICANT—General Machine Company, Inc., owner.
SUBJECT—Application reopened June 14, 1955 as Vol. II as to additional models for test and report, re E.F.M. Oil Burner, Model, DT-30, previously approved re EFM Oil Burner, Models CT-30, CT-55 and CT-120, Gemaco Oil Burner, Models AT-45, AT-75 and AT-100.
APPEARANCES—
For Applicant: Frederick L. Hillder.
ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 368-47-SA, Vol. II

Subject: Amendment to resolution as to Additional Models.

General Machine Co., Emmaus, Penna., requested, by filing an application dated May 26, 1955, that the resolution adopted July 22, 1947 and amended October 17, 1950 under Cal. No. 368-47-SA, Vol. I, be amended so as to include the Model DT-30 Oil Burner. The application was reopened by a vote of the Board June 14, 1955 under Cal. 368-47-SA, Vol. II.

Purpose

The appliance is a mechanical draft conversion oil burner for domestic and/or commercial installation.

Description

This is a mechanical draft gun-type pressure conversion atomizing type oil burner for installation in hot water or steam boilers or warm air furnaces and consists of a blower housing, an electric motor, fan, ignition, transformer, fuel pump and nozzle assembly. The pump is part of an integral fuel unit which consists of a Sundstrand pump or equal, a strainer, a pressure regulating valve and an oil by-pass valve. The fan is a Revcor 631-30S. The blower housing is of gray cast iron or aluminum and is machined so that the pump and motor are in alignment. The transformer is a Berkshire, 115 volts, 60 cycle primary, 10,000 volts secondary nozzle stainless steel hollow spray. The controls consist of a Minneapolis-Honeywell R-117A Protectorelay, or equal, 4170 Aquastat or L444 or equal. Minneapolis-Honeywell room thermostat. The model differs as to length of blast tube and ignition assembly which are available in four lengths.

The appliance has been approved by the Underwriters Laboratories Inc. under Misc. Petroleum 1529. Application No. 55K669.

Recommendation

The Committee on Test recommends that the resolution adopted July 22, 1947 and amended October 17, 1950 under Cal. No. 368-47-SA, Vol. I, be amended so as to include the EFM Oil Burner, Model DT-30, so that the oil burners recommended for approval (including those previously approved under Cal. 368-47-SA). shall be as follows: E.F.M. Oil Burner Models AT-20; AT-45; AT-100; CT-30; CT-55; CT-100 and DT-30 on condition that the requirements of the resolution adopted July 22, 1947 under Cal. No. 368-47-SA, Vol. I, be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 22, 1947 and October 17, 1950 in accordance with the above report.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Com. of America, owner.
SUBJECT—Application reopened September 20, 1955 as to amendment to resolution as to modification of Connector—re Long-Flex Gas Stove Connector; previously approved.
APPEARANCES—
For Applicant: Earl Longfellow.
ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.
THE VOTE:
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 160-49-SM, Vol. II

Subject: Amendment to Resolution as to Modification of Connector.

Flexible Connector Co. of America requested, by letter dated September 6, 1955, that the resolution adopted June 7, 1949 and as amended through July 7, 1954 under Cal. No. 160-49-SM, Vols. I and II, be amended as to modification of material and flared tubing at ends. The application was reopened by a vote of the Board September 20, 1955.

Description

The requested modifications are a change from admiral brass to yellow brass in the tubing and the flared tubing at the ends has been changed from 5/8 inch, o.d. copper tubing to 5/8 inch o.d. by 0.32 inch wall spinning brass flared tubing.

Inspection and Test

Samples of the revised connector were inspected by the office of the Board by Asst. Engr. J. A. Darts, Committee on Test, and details were found to be in compliance with detail drawings marked "Rec'd. September 26, 1955". The revisions and modifications have been approved by the American Gas Association.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 7, 1949 and as amended through July 7, 1954 under Cal. No. 160-49-SM, Vols. I & II, be amended so as to include the revisions and modifications as herein described, on condition that the requirements of the resolution adopted June 7, 1949 under Cal. No. 160-49-SM, Vol. I, be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 7, 1949 through July 7, 1954 in accordance with the above report.

75-50-SM

APPLICANT—Robbins Floor Products, Inc., owner.
SUBJECT—Application reopened May 24, 1955 amendment to resolution as to additonal vinyl floor tile—re Robbins

Lifetime Vinyl Floor Tile (floor covering); previously approved.

APPEARANCES—
For Applicant: Valerie Blake.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal 75-50-SM

Subject: Amendment to resolution as to additional vinyl floor tile.

Robbins Floor Products, Inc., Alabama, requested by letter dated April 26, 1955 that the resolution adopted June 20, 1950 and amended October 5, 1954 under Cal. No. 75-50-SM be amended so as to include the tile known as static conductive floor tile. The application was reopened by a vote of the Board May 24, 1955.

Purpose

These tiles are used as a floor covering.

Description

The static conductive tile is similar to those tiles approved by the Board under Cal. No. 75-50-SM differing only in the type of carbon black used. This is an electrically conductive type of carbon which does not effect the serviceability of the tile.

The Board has decided that the formulation is a proprietary nature and has therefore placed the formula in a sealed envelope which has been placed in the Board's safe so that the constituent parts of the formula will not be disclosed, but which can be checked at any time if necessary.

Recommendation

The Committee on Test recommends that the resolution adopted June 20, 1950 and amended October 5, 1954 under Cal. No. 75-50-SM be amended to include the Robbins Floor Products, Inc., vinyl tile known as Static Conductive Floor Tile on condition that the requirements of the resolution adopted June 20, 1950 be complied with.

The Committee further recommends that this recommendation shall in no way be construed as a recommendation as to the static conductive features but only as a general floor tile.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 20, 1950 and October 5, 1954 in accordance with the above report.

439-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

SUBJECT—Application reopened May 18, 1954 as Vol. II for test and report as to Aluminum foil laminated on wallboard—Gold Bond Foil-Back Fireshield Wallboard (interior partitions).

APPEARANCES—
For Applicant: Sheldon H. Cady.

ACTION OF BOARD—Resolution amended, in accordwith the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 439-52-SM, Vol. II

Subject: Amendment to Resolution as to Additional Type of Construction.

National Gypsum Co., Buffalo, New York, requested, by filing an application dated April 22, 1954, that the resolution adopted June 2, 1953 under Cal. No. 439-52-SM, Vol. I, be amended so as to provide additional uses of National Gypsum Fireshield Wallboard (5/8") under the pertinent provisions of the Administrative Building Code. The application was reopened under Cal. 439-52-SM, Vol. II by a vote of the Board May 18, 1954.

Purpose

National Gypsum Fireshield Wallboard (5/8") is a gypsum wallboard used as a component part of a fire resistive partition.

Description

The board is identical to the board approved June 2, 1953 under Cal. 439-52-SM, Vol. I, with the additon of a sheet of aluminum foil on one side to act as an insulation.

The original material under this amendment is designed to be a component part of a fire resistive, non-load bearing partition.

Inspection and Test

Fire test was conducted at the Underwriters Laboratory Chicago, Illinois, in accordance with the requirements o C26-579.0 through C26-592 Administrative Building Code in the presence of Asst. Engr. J. A. Darts, Committee on Test, and S. Cady, representing the applicant.

Construction:

Two partitions were constructed and were identified a Panel I and Panel II.

Panel I and II—Material used—5/8" Gold Bond Fireshield 16 gauge—3 5/8" steel stud; "U" shaped, 16 gauge steel floo and ceiling channel; 3/4"—No. 8 screws to secure studs t floor and ceiling channels 2 1/2"—8d nails with diamond-shape metal fastener grip used to secure wallboard to studs a wallboard joints and 2 1/2"—8d nails without fastener to sc cure wallboard to studs at other than wallboard joints.

Panel I—The studs were inserted vertically into the track of the floor and ceiling runners on 2'—0" centers and sc cured by means of the metal screws. The wallboard was sc in place, with joints vertical, and nailed to the studs o 0'—8" centers. The nails and joints are covered with "Gol Bond" joint cement. In addition, the joints are then co ered with 2 inch perforated tape.

Panel II was similar to Panel I except that the join in the wallboard are in a horizontal plane.

Result of tests:

Panel I—Test discontinued at 1 hr. 8 minutes; temper ture at end of 1 hour was 227°F. or a rise of 154°F. whic was well below the limiting rise of 250°F. The panel al successfully passed the hose stream test.

Panel II—Test discontinued at 1 hour 5 minutes; temper ture at end of 1 hour was 250°F. or a rise of 177°F. whic was well below the limiting rise of 250°F. The panel al successfully passed the hose stream test.

Recommendation

On the basis of the inspection and test and the data fil by the applicant, the Committee on Test recommends that t resolution adopted June 2, 1953 under Cal. No. 439-52-S Vol. I, be amended so as to include the approval of the m terial known as Gold Bond Fireshield Wallboard, 5/8 inch thick, for use as a one hour, non-load-bearing fire resisti partition when constructed as herein described under Inspe tion and Test, Panels I and II, for use under C26-636.0 A ministrative Building Code, on condition that each board package shall be tagged, stamped or labeled "Approved

the Board of Standards & Appeals for use in New York City under Cal. 439-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does *mend* the resolution of June 2, 1953, in accordance with the bove report.

481-52-SA

APPLICANT—Guilbert Inc., owner.
SUBJECT—Application June 16, 1952—Guilbert, Inc., Interlock for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AR-2, approval of.
APPEARANCES—
For Applicant: Austin Kirkbride.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 481-52-SA

Subject: Guilbert Inc. Interlock for Freight Elevator Doors, Gates and Dumbwaiter Doors, Odel AR-2, Approval of.

Guilbert, Inc., owner, manufacturer, filed June 16, 1952 an pplication with the Board of Standards and Appeals for pproval of Guilbert, Inc Interlock for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AR-2 under the rovisions of C26-899 and C26-1179 Administrative Code.

Purpose

General The device is an interlock intended for use on ertically sliding hoistway doors or gates to prevent the op- ation of the car unless the hoistway door is closed and cked, and to prevent the opening of the hoistway door un- ss the interlock has been released by a retiring cam on the evator (except in case of emergency, at which time the terlock may be released by use of an emergency key pro- cted by a cast case with a glass front mounted on the left de of the hoistway wall.)

Description

Type AR-2 interlock is made for either right or left-hand stallation on vertically sliding hoistway doors and gates. It used whether the elevator is push button control or car itch control. In all cases the lock must be released by a tiring cam mounted upon the elevator. This interlock re- ires no mechanism on the door to release it for the open- g of the door. It may be used upon doors that are manu- y operated or electrically operated.

Assembly and Operation The assembly includes two sic members, the latch member and the door member, each which has its individual electric contact. The upper mem- r is the latch member. It is mounted upon a shaft so it ay rotate. It engages the "keeper" to prevent the door om being opened when the latch is in the active position. he latch has two latching surfaces. When the keeper is be- ly the lower surface the door is correctly locked. When e keeper is below the higher latch surface the door is ked mechanically but the electrical circuit is opened so t the elevator will not run. To release the latch there is ounted upon the shaft an adjustable roller arm with rubber ller. When the cam on the elevator engages the roller and shes the roller back, the latch member rotates at the same me to unlatch the door. At the lower part of the latch mber there is a pin which enters the side of the interlock case and engages the crank arm of the electrical contact unit. The motion of the latch is directly connected to the crank arm, thus mechanically controlling the making and breaking of the eletrical circuit. The latch member is weighted to rotate into a latching position. Its motion is accelerated by a torsion spring. The lower member of the interlock is the door member. This is an especially shaped cam pivoted upon a pin mounted upon the side of the interlock case. This member is made of two parts, a steel stamping and a casting. The casting is riveted to the steel stamping and the assembly is weighted to move into the "open" position. When the member is in the open position the electric contact is open, thus breaking the safety circuit of the elevator. The steel stamping forming the part of this member extends upward and out so as to provide an automatic "kick-off." The member is moved to a "close" position by the keeper on the door. When the door is entirely closed the keeper pushes back the lower part of this member and thus the electrical circuit is made. There is no spring to accelerate the motion of this member. At the lower part of the member there is a pin which extends through the side of the interlock case to engage the crank arm of the contact so that the motion of the member is directly transmitted to the crank arm and the contact. Each of the contacts consists of a pair of contact posts set into a bakelite housing. No. 16 stranded copper wire is soldered to each of these contact posts. The electrical circuit is closed by a contact bar which is mounted upon a pivoted bakelite bracket. The contact bar is held in its position by a compression spring to permit overtravel. The switch is entirely enclosed in a bakelite housing.

The electrical wires are lead out each end of the bakelite housing and up through the end of the interlock case through standard electrical fittings. These contact units are mounted upon a formed steel bracket with canvas coated insulation between the bakelite case and the bracket. The pivoted bakelike bracket supporting the contact bar is provided with a 3/16" square steel insert extending through the bakelite case, and out one side. Upon the end of this insert a 3/16" steel crank arm is mounted. The crank arm has a slot to receive the actuating pins from either the latch member or door member of the interlock as the case may be.

The latch member and the door member of the interlock are mounted upon a cast case. The contacts are set inside the cast case. The case has a cast cover which has combined with it a limit stop. Bolted to the outer surface of the limit stop there is a steel stamping to guide and retain the keeper. The rest of the case is covered by a sheet steel cover. All castings are made of high grade grey iron and all pins and shafts of steel. The lower end of the housing is provided with a ½" Greenfield connector. The ¾" diameter shaft at the top of the interlock may be varied in length to suit the use of the interlock.

Inspection and Test

The device was inspected and tested at the CBS Television Studio at 11th Avenue and 56th street, New York City, and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Mr. Austin Kirkbride representing the applicant. The interlock has been listed by the Underwriters Laboratories Inc. Safety Appliance 1242, Application #51C960 which records the test made for 100,000 cycles as required in section C26-1180.0.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Guilbert, Inc. interlock for freight elevator doors, gates and dumbwaiter doors, Model AR2 on condition that the device has a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City, under Cal. No. 481-52-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

482-52-SA

APPLICANT—Guilbert Inc., owner.
SUBJECT—Application June 16, 1952—Guilbert Inc., Lock and Contact for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AS-1 approval of.
APPEARANCES—
For Applicant: Austin Kirkbride.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 482-52-SA
Subject: Guilbert Inc. Lock and Contact for Freight Elevator Doors, Gates and Dumbwaiter Doors, Model AS-1, Approval of.

Guilbert, Inc. owner, manufacturer, filed June 16, 1952 an application with the Board of Standards and Appeals for approval of Guilbert Inc. Lock and Contact for Freight Elevator Doors, Gates and Dumbwaiter Doors under the provision of C26-899 and C26-1179 of the Administrative Building Code.

Purpose

A lock and contact intended for use on vertically sliding hoistway doors or gates to prevent the operation of the car unless the hoistway door is closed and to prevent the opening of the hoistway door unless the lock and contact has been released by a stationary cam on the elevator (except in case of an emergency at which time it may be released by use of an emergency key protected by a cast case with a glass front mounted on the left side of the hoistway wall.)

Description

Model AS-1 lock-and-contact is made for either right- or left-hand installation on vertically sliding hoistway doors and gates. It is used whether the elevator is "hold-down" push-button control or car switch control. It is released by a stationary cam mounted upon the elevator. This lock-and-contact requires no mechanism on the door to release it for the opening of the door. It may be used upon doors that are manually operated or electrically operated.

The assembly includes two basic members, the latch member and the door member. The door member has its individual electric contact. The upper member is the latch member. It is mounted upon a shaft so it may rotate. It engages the "keeper" to prevent the door from being opened when the latch is in the active position. The latch has two latching surfaces. When the keeper is below the lower surface the door is correctly locked. When the "keeper" is below the higher latch surface the door is locked mechanically but the car may not run. To release the latch there is mounted upon the shaft an adjustable roller arm with rubber roller. When the cam on the elevator engages the roller and pushes the roller back, the latch member rotates at the same time to unlatch the door. The latch member is weighted to rotate into a latching position. Its motion is accelerated by a torsion spring.

The lower member of the lock-and-contact is the door member. This is an especially shaped cam pivoted upon a pin mounted upon the side of the interlock case. This member is made of two parts, a steel stamping and a casting. The casting is riveted to the steel stamping and the assembly is weighted to move into the "open" position. When the member is in the open position the electric contact is open, thus breaking the safety circuit of the elevator. The steel stamping forming the part of this member extends upward and out so as to provide an automatic "kick-off". The member is moved to a "close" position by the keeper on the door. When the door is entirely closed the keeper pushes back the lower part of this member and thus the electrical circuit is made. There is no spring to accelerate the motion of this member. At the lower part of the member there is a pin which extends through the side of the interlock case to engage the crank arm of the contact so that the motion of the member is directly transmitted to the crank arm and the contact.

The contact consists of a pair of contact posts set into a bakelite housing. No. 16 stranded copper wire is soldered to each of these contact posts. The electrical circuit is closed by a contact bar which is mounted upon a pivoted bakelite bracket. The contact bar is held in position by a compression spring to permit overtravel. The switch is entirely enclosed in a bakelite housing. The electric wires are lead out each end of the bakelite housing and up through the end of the interlock case through standard electrical fittings. These contact units are mounted upon a formed steel bracket with canvas coated insulation between the bakelite case and the bracket. The pivoted bakelite bracket supporting the contact bar is provided with a 3/16" square steel insert extending through the bakelite case and out one side. Upon the end of this insert a 3/16" steel crank arm is mounted. The crank arm has a slot to receive the actuating pins from either the latch member or door member of the interlock, as the case may be.

The latch member and the door member of the lock-and-contact are mounted upon a cast case. The contacts are set inside the cast case and a cast boss to prevent easy plugging of the door member. The case has a cast cover which has combined with it a limit stop. Bolted to the outer surface of the limit stop there is a steel stamping to guide and retain the keeper. The rest of the case is covered by a sheet steel cover. All castings are made of high grade grey iron and all pins and shafts of steel. The lower end of the housing is provided with a ½" Greenfield connector. The ¾" diameter roller bracket shaft at the top may be varied in length to suit the use of the lock-and-contact.

Inspection and Test

The lock and contact was inspected and tested at Pier 84, 44th Street and North River and found to operate as designed. Present at the test were Chief Engineer L. V. Huber of the Committee on Test and Mr. Austin Kirkbride, representing the applicant. The lock and contact have been listed by the Underwriters Laboratories, Inc. Safety Appliance 1242, Application No. 51C960 which records the test made for 100,000 cycles as required in section C26-1180.0.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Guilbert Inc. Lock and Contact for freight elevator doors, gates and dumbwaiters. Doors Model AS-1 on condition that the device has a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 482-52-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

708-53-SA

APPLICANT—Airtemp Division of Chrysler Corp., owner
SUBJECT—Application September 28, 1953—Chrysler Airtemp Gas-fired Air Conditioners, Models 4267, 4280, 4180, 4110, 4212, A-106 and A-107, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 708-53-SA
Subject: Chrysler Airtemp Gas-fired Air Conditioners, Models 4267, 4280, 4180, 4110, 4212, A-106 and A-107, approval of.

Airtemp Division of the Chrysler Corp., owner-manufacturer of Dayton, Ohio, filed September 28, 1953 an application with the Board of Standards and Appeals for approval of the Chrysler Airtemp Gas-fired Air Conditioners, Models 4267, 4280, 4180, 4110, 4212, A-106 and A-107 under the provisions of Chapter 26, Article 12 Administrative Building.

Purpose

Forced air furnaces gas-fired for domestic and commercial heating.

Description

These furnaces are of two types, Lo-Boy Models 4110, 4112, 4180, A-106, A-107 and Hi-Boy Models 4210, 4212, 4267 and 4280.

The gas-fired Lo-Boy furnaces A-106 and A-107 have steel cabinets, finished in oven baked green spatter enamel bonderized to prevent rust, a draft diverter prevents down drafts from extinguishing pilot flame or affecting operation of the burner, the heat exchanger is of 12 gauge steel, welded gas tight, the blower is rubber mounted for quiet operation and rests directly on the floor. The cabinet is insulated by means of Fiberglas. The controls consist of thermostat and fan limit control. The burner is of the single port type.

Inspection and Test

The models were inspected and tested at the housing development at Quaker Ridge Road, Conn., and found to operate as designed. Present at the inspection and test were Chief Engr. L. W. Huber of the Committee on Test and a representative of the applicant. The heaters have been approved by the American Gas Association under 4-(1193.2 & 1193.1) .001.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Chrysler Airtemp Gas-fired Air Conditioners, Models 4267, 4280, 4180, 4110, 4212, A-106, and A-107 for use in New York City when installed and operated in accordance with this report and the provisions of Chapter 26 Article 12 of the Administrative Building Code, provided each appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 708-53-SA." The Committee further recomemnds that these units shall not be installed in garages or places of explosive atmospheres and further that all ports and orifices shall be maintained for the type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

54-SM—Vol. II

APPLICANT—Reliance Tubular Products Company, owner (Joseph Gittler, agent).
SUBJECT—Application reopened March 1, 1955 as Vol. II for test and report to consider different design—Reliance Tru-Fit, Model F-77 (gas range connector); previously approved re Reliance Tru-Fit (range connector), Model 77.
APPEARANCES—
For Applicant: Joseph Gittler.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 35-54-SM Vol. II
Subject: Reliance Tru-fit Model F-77 (gas range connector); previously approved as gas range connector Model 77.

The Board under date of July 13, 1954 approved the Reliance Tru-fit gas range connector Model 77. Request was made for a reopening of the application and amendment of the resolution to approve a new model gas range connector Model F77. The application was reopened for test and report on March 1, 1955.

Purpose

To install gas appliances with flexible connectors so that the appliance can be readily adjusted as to location.

Description

The Reliance Tru-fit Model F77 gas range connector is a flexible metallic connector using corrugated brass with flare type nuts and flare type fittings, attached to ¾" female, or ½" female straight connectors, or ¾" or ½" female elbows, brass plated, ⅝" O.D. copper tubing brazed to copper tubing using # 45 easy-flow silver solder (45% silver, 15% copper, 16% zinc and 24% cadmium). The melting point is 1125°F, flow is at 1145°F specific gravity 9.34, manufactured by Handy and Harmen. The tubing is manufactured in length 2 ft. wgt. 12 lbs; 2½ ft. 14 lbs; 3 ft. 15 lbs; 3½ ft. 17 lbs; 4 ft. 19 lbs; 4½ ft. 21 lbs and 5 ft. 22 lbs. The connector has been listed by the American Gas Association, Inc., Certificate # L-15.101.

Inspection and Test

The device was inspected and tested by the American Gas Association and found to comply with the specifications. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and representatives of the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Reliance Tru-fit Model F-77 Gas Range Connector for use in New York City, as herein described and when manufacured in accordance with this report and the provisions of Article 12 Administrative Building Code on condition that each device bear a label, tag or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 35-54-SM Vol. II."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

56-55-SM

APPLICANT—Joseph Platzker, for American Sta-Dri Co., owner.
SUBJECT—Application January 3, 1955 — Sta-Dri-Link (bonding agent), approval of.

MINUTES

APPEARANCES—
For Applicant: Joseph Platzker.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 56-55-SM

Subject: Sta-Dri-Link (bonding agent), approval of.

Joseph Platzker, for American Sta-Dri Co., Brentwood, Maryland, filed, January 3, 1955 an application with the Board of Standards and Appeals for approval of the material known as Sta-Dri-Link (bonding agent) under the provisions of C26-191.0 and C26-464.0 Administrative Building Code.

Purpose

The material is a bonding agent to be used to bond plaster to concrete.

Description

Sta-Dri-Link is a liquid having a viscosity about equal to paint. The Board has decided that the formulation is of a proprietary nature and has, therefore, placed the formula in a sealed envelope which has been placed in the Board's safe so that the constituent parts of the formula will not be disclosed but can be checked at any time, if necessary.

Inspection and Test

Samples of the material were identified and tests were conducted on the identified material at the Penniman & Browne Inc. Laboratories.

The following tests were conducted: Tension, Shear, Vibration, Acidity and Toxicity.

The tensile tests were made on three different groups of standard briquettes.

The first group consisted of briquettes of (1) neat cement; (2) Ottawa sand mortar; (3) Cowbay Sand Mortar; (4) Brown Coat Gypsum; (5) Acoustical Plaster; (6) Perlite Plaster; (7) Finish Plaster.

The second group was made up by cementing together the halves of the first group, after testing, with Sta-Dri-Link.

The third group was made up of taking half briquettes of neat cement, placing them in the briquette moulds; coating the exposed section with Sta-Dri-Link and then moulding the other half of gypsum brown coat, acoustical plaster, perlite plaster and finish plaster.

Results were as follows:

Group I

Neat Cement	461 p.s.i.
1:3 Ottawa sand	341 p.s.i.
1:3 Cowbay sand	288 p.s.i.
1:3 Brown Coat	259 p.s.i.
Acoustical	186 p.s.i.
1:3 Perlite	156 p.s.i.
Finish Plaster	96 p.s.i.

Group II

Neat Cement	394 p.s.i.	Failure in cement
1:3 Ottawa Sand	318 p.s.i.	" " mortar
1:3 Cowbay Sand	212 p.s.i.	" " "
1:3 Brown Coat	184 p.s.i.	" " plaster
Acoustical	153 p.s.i.	" " "
1:3 Perlite	168 p.s.i.	" " "
Finish Plaster	93 p.s.i.	" " "

Group III

1:3 Brown Coat	194 p.s.i.	Failure in plaster
Acoustical	236 p.s.i.	" " "
1:3 Perlite	247 p.s.i.	" " "
Finish Plaster	93 p.s.i.	" " Bond

Shear: Average shear—294 p.s.i.

Vibration: At the end of 234, 335 vibrations there was no signs of failure in the plaster or the bond.

Acidity: At the end of twenty-five days there was no failure in the plaster or in the Sta-Dri-Link.

Toxicity: The toxic effects of the products of combustion was no more dangerous than the products of combustion of other materials used in construction.

The complete report of the laboratory is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Sta-Dri-Link for voluntary use in New York City as a bonding agent to bond plaster to concrete or to cement mortar; the Committee further recommends that this material may be used as an adhesive to bond a finish coat directly over concrete, provided a three coat plaster is not required, for example, a line putty finish coat on concrete columns.

It is further recommended that, in no way shall this material be construed to be the equivalent, nor shall it be used in lieu of a coat of plaster and further that each container in which this material is marketed shall be marked, labeled or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 56-55-SM".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

68-55-SM

APPLICANT—Joseph Platzker, for Chemical Products Co., owner.
SUBJECT—Application January 26, 1955—Kwik-Weld (bonding agent), approval of.
APPEARANCES—
For Applicant: Joseph Platzker.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.....
Negative: .....
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 68-55-SM

Subject: Kwik-Weld (Bonding Agent), approval of.

Joseph Platzker, for Chemical Products Co., Aberdeen, Maryland, filed January 26, 1955 an application with the Board of Standards and Appeals for approval of the material known as Kwik-Weld (bonding agent) under the provisions of C26-191.0 and C26-464.0 Administrative Building Code.

Purpose

The material is a bonding agent to be used to bond plaster to concrete.

Description

Kwik-Weld is a liquid having a viscosity about equal to paint. The Board has decided that the formulation is of a proprietary nature and has, therefore, placed the formula in a sealed envelope which has been placed in the Board's safe so that the constituent parts of the formula will not be disclosed but can be checked at any time, if necessary.

Inspection and Test

Samples of the material were identified and tests were conducted on the identified material at the Foster D. Snell Inc., Laboratory.

The following tests were conducted:

Tension, shear, vibration, acidity and toxicity.

The tensile tests were made on three different groups of standard briquettes.

The first group consisted of three briquettes each of (1) neat cement; (2) Ottowa Sand Mortar; (3) Cowbay Sand Mortar; (4) Brown Coat; (5) Finish plaster; (6) Acoustical plaster and (7) Perlite plaster. Samples were tested and the halves saved.

The second group was made by cementing together the halves of the first group, after testing, with Kwik-Weld.

The third group was made up of taking half briquettes of neat cement, placing them in the briquette molds; coating the exposed cross section with Kwik-Weld and then moulding the other half, of brown coat, finish plaster acoustical plaster and perlite plaster.

Results were as follows:

Group I

Neat Cement	344 p.s.i.
1:3 Ottawa Sand	324 p.s.i.
1:3 Cowbay Sand	364 p.s.i.
1:3 Brown Coat	174 p.s.i.
Acoustical Plaster	79 p.s.i.
1:3 Perlite	164 p.s.i.
Finish Plaster	108 p.s.i.

Group II

Neat Cement	303 p.s.i.
1:3 Ottawa	262 p.s.i
1:3 Cowbay	232 p.s.i.
1:3 Brown Coat	225 p.s.i.
Acoustical Plaster	71 p.s.i.
1:3 Perlite	210 p.s.i.
Finish Plaster	160 p.s.i.

Group III

1:3 Gypsum	142 p.s.i. (Plaster & Bond Failure)
Acoustical	113 p.s.i. (Plaster Failure)
1:3 Perlite	167 p.s.i. (Plaster & Bond Failure)
Finish	76 p.s.i. (Plaster & Bond Failure)

Shear: The samples failed at 267 p.s.i.

Vibration: At the end of 237.500 vibrations there was no sign of failure in the plaster or the bond.

Acidity: At the end of 25 days there was no failure in the plaster or in the Kwik-Weld.

Toxicity: The toxic effects of the products of combustion was no more dangerous than the products of combustion of other materials used in construction.

The complete report of Foster D. Snell Laboratory is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Kwik-Weld for voluntary use in New York City as a bonding agent to bond plaster to concrete or to cement mortar; the Committee further recommends that this material may be used as an adhesive to bond a finish coat directly over concrete, provided a three coat plaster is not required, for example, a line putty finish coat on concrete columns.

It is further recommended that, in no way shall this material be construed to be the equivalent, nor shall it be used in lieu of a coat of plaster and further that each container in which this material is marketed shall be marked, labeled or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 68-55-SM".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

363-55-SA

APPLICANT—Overhead Heaters New York, Inc., for Norman Products Co., owner.

SUBJECT—Application April 26, 1955—Norman Gas Conversion Burner, Models NP-6-300, NP-5-145, NP-5-160, NP-3-200, NP-3-160, NP-3-145, NP-3-300, NP-33-300, NP-6-145, NP-6-160 and NP-6-200, approval of.

APPEARANCES—

For Applicant: Ruth I. Shafer.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 363-55-SA

Subject: Norman Gas Conversion Burner, Models NP-6-300; NP-5-145; NP-5-160; NP-3-200; NP-3-160; NP-3-145; NP-3-300; NP-33-300; NP-6-145; NP-6-160; and NP-6-200, approval of.

Overhead Heaters New York, Inc., for Norman Products Co., Columbus, Ohio, filed April 26, 1955 an application with the Board of Standards and Appeals for approval of the Norman Gas Conversion Burners, Models NP-5-300; NP-5-145; NP-5-160; NP-3-200; NP-3-160; NP-3-145; NP-3-300; NP-33-300; NP-6-145; NP-6-160 and NP-6-200 under the provisions of Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is designed for conversion of boilers or furnaces from the use of oil or other solid fuel, to the use of gas as fuel.

Description

The burners are either the inshot or upshot type, depending one the type of boiler or furnace into which they are to be installed. Both types are equipped with the single port, self piloting flame retention burner heads.

The burner duct is made of 20 gauge cold rolled steel; the burner tube and venture are fabricated from 19 and 20 cold rolled welded steel tubing. The NP-3 series is equipped with chrome-iron casting flame spreader and a stainless steel support rod. The NP-5 and 6 series is equipped with a flame spreader of stainless steel.

The following are standard controls with both the upshot and inshot burners; M.H time modulation thermostat; pressure regulator; transformer; main line shut-off valve; pilot cock and tubing and a safety pilot, with necessary bleed tube from regulator to pilot.

Inspection and Test

A burner was inspected by Asst. Engr. J. A. Darts, Committee on Test, and was found to operate as designed. The controls functioned as required.

The burners have been approved by the American Gas Association under 20-72-1.101; 20-321.101; 20-72.101; 2-72-7.001 and 20-321.011.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Norman Gas Conversion Burners, Models NP-3-145; NP-3-160; NP-3-200; NP-3-300; NP-5-145; NP-5-160; NP-6-145; NP-6-160; NP-6-200; NP-6-300 and NP-33-300 for use in New York City when constructed in accordance with this report and installed in accordance with the requirements of Chapter 26, Article 12, Administrative Building Code, on condition that all ports and orifices shall

be maintained for the type of gas used, and further each unit shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 363-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

385-55-SM

APPLICANT—W. L. Gates, for The Celotex Corp., owner.
SUBJECT—Application April 22, 1955—Acoustic-Celotex Lumicel and Acousti-Lux Panels for translucent ceilings (light diffuser), approval of.
APPEARANCES—
For Applicant: W. L. Gates.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 385-55-SM
Subject: Acousti-Celotex Lumicel and Acousti-Lux Panels for translucent ceilings (light diffuser), approval of.

W. L. Gates, for The Celotex Corp., New York, filed April 22, 1955 an application with the Board of Standards and Appeals for approval of the Acousti-Celotex Lumicel and Acousti-Lux Panels (light diffusers) under the provisions of C26-461.1 Adminstrative Building Code.

Purpose

The ceiling is to be used as a light diffuser and also to provide acoustical treatment.

Description

The system consists of translucent plastic panels supported on metal members which are themselves suspended from the ceiling.

The suspension system is called the Alumitic system. The support members are aluminum "T" shaped members—.056 inches in thickness with a 1-inch flange and 1½ inch web and are made of 63ST5 aluminum.

The straps supporting this system are of 20 gauge steel and are either ⅞ inch flat strap or a ⅝ inch strap with a 3/16 inch return, forming an angle of ⅝" x 3/16 x 20 gauge.

The Lumicel panels are single plastic sheets and weigh ⅛ of a lb. per sq. ft. The Acousti-Lux panels are two plastic sheets fused together around the perimeter and these panels weigh ¼ of a lb. per sq. ft.

Installation: A sheet metal ceiling clip, in the shape of an angle, is attached to the ceiling, floor or roof above and the strap, as described above, is fastened to the clips. The straps are located 48 inch centers in both directions. The "T" members are then attached to the straps. The 47 inch "T" members are assembled 2'—0" on centers and at right angle to the primary "T" members. The 23 inch "T" members are asembled parallel to and midway between the primary "Tee" so as to form a grid 2'—0" x 2'—0".

The plastic panels 2'—0" x 2'—0" are then placed in the "Tee" grid and each panel is held in place by means of either a "Cam-Soc" or "Press-Soc" clip.

Inspection and Test

The system was inspected and tested at the applicant's Research Center, Chicago, in the presence of Asst. Engr. J. A. Darts, Committe on Test.

Load tests were conducted on the plastic itself in a downward and also upward direction and on the main carrying member in both downward and upward directions. The plastic material itself was tested in accordance with the requirements of C26-461.1 Administrative Building Code. The carrying members were tested in accordance with the requirements of C26-88.0 Administrative Building Code.

Results of the test were as follows:

Plastic—Downward—Double Sheet—½ lb. per sq. ft.—no deflection.
Single Sheet—¼ lb. per sq. ft.—0.005" deflection.
Upward—8¼ lbs. per sq. ft. at which load the plastic was forced upward from the track.
Track—Downward—A total of 82 lbs. was applied to a 16 sq. ft area of grillage—deflection of 0.18 inches.
Upward—A deflection of ½ of an inch on the strap at a load of 100 lbs. over an area of 16 sq. ft.

The track is also rated as incombustible as meeting the requirements of C26-88.0 Administrative Building Code.

The plastic met the requirements of C26-461.1 as to the self-extinguishing properties.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Acousti-Celotex Lumicel and Acousti-Lux Panels (light diffuser plastic ceilng) for installation in New York City when constructed of materials as herein described and installed in accordance with the requirements of C26-461.1 Administrative Building Code on condition that the main carrying members shall be carried on straps as herein described, secured to the ceiling, floor or roof construction above, that wires shall not be used in the suspension system and further that Acousti-Celotex Lumicel and Acouti-Lux Panels (light diffuser plastic ceiling) shall not be installed in sprinklered locations and all plans filed with the Department of Housing and Building showing the proposed use of this system shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 385-55-SM" and the containers or cartons in which the material is marketed shall be similarly marked. It is further recommended that the use of this material in Class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partition or fireproof partition. In Class III construction the area shall be limited in accordance with the requirements of the Adminstrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

404-55-SM

APPLICANT—The Ruberoid Co., owner.
SUBJECT—Application May 9, 1955—Ruberoid Gypsum Roof Deck Mix, (poured gypsum roof deck over formboard), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative: .....

681-53-SA

APPLICANT—Speed Queen Corp., owner.
SUBJECT—Application August 24, 1953—Speed QUEE

MINUTES

Clothes Dryer (gas fired) Models DG11, and DG12, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to November 9, 1955, at 2 P. M., at the request of the applicant.

35-54-A

APPLICANT—John A. Knubel, for Knubel and Persich, Gormil Realty Corp., owner).

SUBJECT—Application September 19, 1954—Appeal from a decision of the borough superintendent re egress.

PREMISES AFFECTED—21 West 39th street, north side, 380.6 ft. west of 5th avenue, Block 841, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: John A. Knubel and Herbert G. Kreisberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 14, 1954 on Alt. App. 1043 of 1954 reads:

"1. Means of egress including cellar should comply with Section 271 of the Labor Law."

and

WHEREAS, the applicant states the building is six stories, ft. in height, 25 ft. front by 98.9 ft. in depth at first floor, ft. front by 88.10 ft. in depth at second floor, of class 3 nstruction, erected prior to October 1, 1913, on a lot 25 ft. nt by 98.9 ft. in depth in a retail use, B area, class 2 ght district, and used and occupied since erection: cellar—rage and boiler room; first floor—stores, 8 persons; 2nd or—manufacturing garments and machinery, 15 persons; l floor—manufacturing garments, 15 persons; 4th floor—nufacturing garments, 10 persons; 5th floor manufactur- garments, 8 persons; 6th floor—office, 8 persons; no nge in use or occupancy is now proposed; the building provided with an approved interior fire alarm system and ular monthly fire drills are maintained; there is one 3 ft. n. wide interior iron stairway, masonry enclosed, equipped h metal self-closing doors and leading from roof bulkhead ect to street and one exterior stairs on the rear extending roof by stair with egress from its lower termination ough a fireproof passageway to street, window and door nings on the course of the exterior stair are not fireproof -closing; and

WHEREAS, the applicant states the building has been used store and loft since its erection under NB App. 53 of 3; that except for the second floor where there are two nts there is a single tenant on each floor; and

WHEREAS, the applicant states that this is a request that ariance be granted in connection with the cellar which is pied by the same tenant as the store and states that the r area is used only for storage; that the boiler room has engineer's exit direct to the street and all openings from boiler room are protected with fireproof self-closing rs; that any occupant of the cellar has two direct means gress from this area and a third through the boiler room engineer's exit; that one of the direct exits is via an stairs enclosed in fireproof partitions rising directly to public hall and thence to the street; that all doors in the ibule swing out; that the other means of egress is via iron stairway to the store which is enclosed in the cellar 8 in. cement blocks and fireproof self-closing door ging in the direction of egress; that egress from this is by means of two doors at the rear of the store to adjoining yard and thence to the adjoining property or ugh the store which has a minimum width of 13 ft. 6 in. e direct to the street; and

WHEREAS, the applicant's request is for a variation as to the cellar egress, the decision of the Borough Superintendent covers the question of egress from the cellar and all other stories in the building. The applicant now states that the windows and doors on the course of the rear fire escape are not fireproof self-closing, the record in the Board of Appeals indicates that the doors and windows on the rear on the course of the exterior stair were fireproof but there is no indication whether they were self-closing or not.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, dated September 14, 1954, acting on Alt. App. 1043/54, Objection No. One, and that the appeal be and it hereby is *granted, on condition* that two means of exit shall be provided in the cellar in addition to the engineer's ladder, as proposed and as indicated on plans filed with this appeal marked, "Received September 19, 1954" (six sheets) and "September 30, 1955" (one sheet); and to the upper floors *on condition* that the exterior fire escape, with means of exit through a mezzanine passage to the street, shall be maintained; that the number of occupants on each of the upper floors shall be limited to the capacity of the primary means of exit; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall meet the requirements of all laws and rules applicable thereto; and that no manufacturing shall be maintained in the cellar.

311-55-A

APPLICANT—Mario M. De Optatis, for John Hall, owner.

SUBJECT—Application April 13, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law—re Rear Yard.

PREMISES AFFECTED—42 East 63rd street, south side, 171 ft. 5 in. west of Park avenue, Block 1377, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 14, 1955 on amendment to Alt. App. 239/52 reads:

"A1 Repeat. A 13 foot yard must be provided at the rear as per Sect 172 Sub 1 MDL. Survey of completed extension shows only 12 ft. 1 in."

and

WHEREAS, the applicant states the building is 4 stories and basement, 55 ft. in height, 14 ft. 2 in. front by 70 ft. in depth at street level typical floor, 70 ft. and 56 ft. in depth at typical floor, erected prior to 1905, on a lot 14 ft. 2 in. front by 100 ft. 5 in. in depth, now in a residence use, B area, Class 1 and ½ height district, used and occupied since October 19, 1951 cellar—ordinary; basement—one family; 1st floor—2 families; 2nd floor one faimly; 3rd floor—two families; 4th floor—2 families; no change in use or occupancy is now proposed; the building is provided with a partial one-source sprinkler system, one interior 2 ft. 8 in. wide wood stairs enclosed in partitions of wood studs, wood lath and plaster, equipped with wood doors which are self-closing; stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy # 39016 issued October 19 1951 upon completion of work under Alt. App. 988 of 1950 describes the building as an heretofore converted class A multiple dwelling and permits its use and occupancy as follows: cellar—boiler room and storage; basement—one

apartment; 1st to 4th floors inclusive—two apartments each floor; and

WHEREAS, the applicant states that this application relates to a masonry extension erected at the rear of the basement which extension was constructed longer than called for on the approved plan with the result that the rear yard is now 12 ft. 1 and ¼ in. deep instead of the required 13 ft. and

WHEREAS, the applicant contends that the additional depth of the rear extension was due to an honest error by the contractor; that the extension is only basement in height; that above the basement the rear yard is 24 ft. 8 in. deep; that only a dining room faces the rear yard at the basement level; that there is ample light and air on all sides; that adjoining premises to the east and west are provided with yards as well as the premises to the rear.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 239/52, Objection No. A-1, dated April 14, 1955 be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted, on condition* that the yard shall be maintained at the width proposed across the full width of the building as shown on plans filed with this appeal marked "Received April 13, 1955," (5 sheets), that the building shall not be increased in height or area, that the extension erected in the rear of the basement floor shall not be increased in height; and that the building and occupancy shall comply with the requirements of the Multiple Dwelling Law and all other laws, rules and regulations applicable thereto.

798-55-A

APPLICANT—Leonard F. Rothkrug, for George C. Apostle, owner (Loralie Realty Corp., lessee).

SUBJECT—Application October 11, 1955—re Appeal from a decision of the borough superintendent—re proposed show windows within 75 ft. of a residence use district (Forest Park).

PREMISES AFFECTED—83-40 to 83-50 Woodhaven boulevard and southeast corner of Myrtle avenue and 89th street, Block 3866, Lot 160, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Removed from the calendar in as much as decision was rendered at the hearing of October 25, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.

SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provide 4" fuel oil storage concrete jacket for fuel oil storage tank.

PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to November 29, 1955, at 2 P. M., for inspection and decision, applicant notified.

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley Estates, Inc., owner.

SUBJECT—Application November 29, 1954—Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.

PREMISES AFFECTED—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955 at 2 P. M., for inspection and decision; hearing closed.

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7h, 7i and 7A of the zoning resolution, permitting in a business use district the erection and maintenance, for a term of years (15 yrs.), a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue "Y", southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals do hereby *amend* the resolution adopted on October 26, 1954 as thereafter *amended* by resolutions adopted through January 11, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* that portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. Ap. 1415/53.)

203-33-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Borden Farm Products Company, Inc., owner.

SUBJECT—Application for consideration—reopening as an extension of term of variance—re Application (decision of the borough superintendent previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, for a term of ten years, the extension in area and maintenance of a gasoline service station; previously granted for five year term.

PREMISES AFFECTED—365-381 Fourth avenue, northeast corner of 6th street, Block 987, Part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time extended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on July 16, 1935, on certain conditions; and
WHEREAS, the resolution was amended on October 8, 1935 and November 10, 1936; and
WHEREAS, the term of variance was extended on November 7, 1945; and
WHEREAS, the applicant requested a further extension of the term of variance and time to complete.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1935, as thereafter *amended* by resolutions adopted through November 7, 1945, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision f for a term of 15 years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 4591/35)

46-BZ—Vol. II
APPLICANT—Henry Nordheim, for Durex Distributors, Inc., owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition repairing, lubritorium, office and auto laundry.
PREMISES AFFECTED—108-05 to 108-15 Rockaway Boulevard, north side, 30 ft. east of 108th street, Block 1475, Lot 1, Richmond Hill, Borough of Queens.
APPEARANCES—
For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the resolution was amended on June 29, 1954, Vol. II; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 1954; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1946 as thereafter *amended* by resolutions adopted through June 29, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that excavation and foundation have been completed up to the ground level, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 139/54.)

249-BZ
APPLICANT—Charles M. Spindler, for Alfred Herschlvitz, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.
PREMISES AFFECTED—1794-1798 Park place, south side, 202 ft. 6 in. west of Saratoga avenue, Block 1467, Lot 31, Borough of Brooklyn.
APPEARANCES—
For Applicant: Robert W. Artus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 22, 1949, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on January 31, 1950 and September 11, 1951; and
WHEREAS, the term of variance was extended on April 15, 1952 and October 6, 1953; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1949, as thereafter *amended* by resolutions adopted through October 6, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit——; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1742/49)

170-50-BZ
APPLICANT—Lama, Proskauer and Prober, for Chevra Bikur Cholem Anache Luibeschow of Brownsville, Inc., owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension to existing building (cellar in height) using more than the area permitted.
PREMISES AFFECTED—76-80 East 95th street, west side, 90 ft. north of Rutland road, Block 4597, Lot 41, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 27, 1950, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 26, 1954; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1950, as thereafter *amended* by resolutions adopted through October 26, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, no construction work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 432/50.)

744-52-BZ

APPLICANT—Lama, Proskauer and Prober, for William K. Dick, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—31-20 54th street, west side, 125 ft. south of 31st avenue and 31-15 to 31-23 51st street, Block 1131, Lot 17, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 26, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1953 as thereafter *amended* by resolution adopted October 26, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and that work is ready to start, th all permits required shall be obtained and all wo completed within six months from the date of th *amended* resolution." (Alt. App. 1682/52.)

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Cianciarulo, Dominick Bartenope and G. Garlino, In owners.

SUBJECT—Application for consideration—reopening as an extension of time to complete—re Application (decisi of the borough superintendent); previously granted condition, under sections 7c and 7i of the zoning resol tion, permitting in a business use district, the demoliti of all buildings on the plot and the reconstruction a extension of existing gasoline service station on lot to include lubritorium, car wash, motor vehicle repai storage and sale of accessories and office, and permitti the parking and storage of motor vehicles on unbuilt up portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-5 Warren street, northwest corner, Block 395, Lots 37 inclusive and Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Hous and Buildings.

ACTION OF BOARD—Application reopened and time complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein ert, Commissioner Keating and Deputy Chief Connoll

Negative: .....

THE RESOLUTION—

WHEREAS, this application was granted by the Board October 5, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals d hereby *amend* the resolution adopted on October 5, 1954 c as to the time within which to obtain permits and comp the work, so that as *amended* this portion of the resolu shall read:

"that in view of the statement by the applicant plans for construction have been approved by the partment of Housing and Buildings that all per required shall be obtained and all work completed w in the requirements of Section 22A of the Zoning R olution from the date of this *amended* resolution." (N App. 970/53)

(Remaining Minutes of the Meeting of November 1, 1 will be printed in the Bulletin of November 15, 19

DEC 1 1955
UNIVERSITY OF ILLINOIS

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | November 15, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 46

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

FFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
ELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
FFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

:tition and Certiorari Order Served on the Board of Standards and Appeals Docket.
iles Directory.
otice of Hearing Calendar.
:maining Minutes of the Meeting of November 1, 1955, Affecting Calendar Numbers 147-54-BZ, 1293-39-BZ and 84-53-BZ.
linutes of Regular Meeting Wednesday Morning, November 9, 1955, Affecting Calendar Nnumbers 367-53-BZ, 139-55-BZ, 140-55-A, 163-55-BZ, 193-55-BZ, 250-55-BZ, 342-55-BZ, 416-55-BZ, 497-55-BZ, 573-55-BZ, 541-55-BZ, 20-43-BZ, 380-49-BZ—Vol. III, 265-55-BZ, 266-55-A, 124-54-BZ, 677-54-BZ, 79-55-BZ, 190-55-BZ, 243-55-BZ, 267-55-BZ, 454-55-BZ and 455-55-A.
nutes of Regular Meeting Wednesday Afternoon, November 9, 1955, Affecting Calendar Numbers 469-45-A—Vol. II, 387-55-A, 527-55-A, 723-55-A, 1284-23-BZ—Vol. II, 178-41-BZ—Vol. II, 577-42-BZ, 736-51-BZ—Vol. II, 361-52-BZ—Vol. II, 833-52-BZ—Vol. II, 09-54-BZ, 359-54-BZ, 468-54-BZ, 472-54-BZ, 473-54-A, 353-54-BZ, 368-19-BZ—Vol. V, 21-33-BZ—Vol. II, 359-47-BZ—Vol. IV, 231-48-BZ—Vol. II, 21-52-BZ—Vol. II, 929-53-BZ, 816-54-BZ—Vol. II, 657-40-SM, 83-54-SM and 681-53-SA.
rrections Affecting Calendar Numbers 264-54-SM and 265-54-SM.

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On November 10, 1955, Copy of Summons and Complaint was served on the Board by Mr. Benjamin Diamond, attorney for Florence Rand, owner, in connection with the Board's determination on September 27, 1955, modifying the decision of the Borough Superintendent and granting an appeal to permit the construction of the proposed one-story garage on the premises extending into the bed of the proposed Atlantic Avenue extension, on certain conditions, one of which was that in the event of condemnation, the cost of the building as determined by the court shall be amortized over a term of ten years at the rate of ten per cent per year, starting from the completion of the building; Cal. No. 7-55-A; premises 94-66—158th Street, south side, 22.45 ft. west of Atlantic Avenue, Jamaica, Borough of Queens.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to November 8, 1955

Cal. No. *Dept.* *Premises Affected*

856-55-SA — Richmond Air Conditioners (refrigeration type), Models RW and Ra, manufactured by Richmond Radiator Co., Appliance.

857-55-SA — Richmond Gas-fired Boilers, Model WFD, Series FW and FS, manufactured by Richmond Radiator Co., Appliance.

858-55-SA—Richmond Gas-fired Furnace, Models SG, GHA, SU-G, SH-G, VG, LG and CG, manufactured by Richmond Radiator Co., Appliance.

859-55-SA—Overhead Panelbloc, gas-fired Infra-red Radiant Heater, Models CR-63, CR-63B, CR-63BA, CR-125, CR-125B and CR-25BA, manufactured by Thermobloc Division of Prat-Daniel Corp., Appliance.

860-55-SA—American-Standard G-4 Gas-Boiler, manufactured by American Radiator and Standard Sanitary Corp., Appliance.

861-55-BZ—H.B.B.—39-47 Neptune avenue, north side, 95.5 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn, N.B. 2564-55—re gasoline service station, auto washing, lubrication, office, minor repairs, etc., business use district.

862-55-BZ—H.B.B.—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn, N.B. 2289-55—re gasoline service station, auto washing, lubrication, office, accessory sales, etc.; show windows, etc., business and residence use district.

863-55-A—H.B.M.—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan, Amendment to Alt. 271-55—re egress.

864-55-BZ—H.B.Q.—42-44 Bell boulevard and 23-11 to 23-17 43rd avenue, northwest corner, Block 6248, Lot 44, Bayside, Borough of Queens, N.B. 4365-55—re gasoline service station, etc.

865-55-BZ—H.B.Q.—89-15 Rockaway boulevard and 101-12 to 101-28 90th street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens, N.B. 4435-55—re gasoline service station, lubritorium, car wash, minor repairs, parking and storage, etc., business use district.

866-55-A—F.D.—232 West street, east side, 37 ft. 1 in. south of Beach street, Block 186, Lot 10, Borough of Manhattan, Decision re Order No. 2068-5—re sprinkler system, etc.

867-55-BZ—H.B.Q.—66-11 to 66-33 Queens Mid-Town Expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens, N.B. 4366-55—re gasoline service station, auto washing, lubrication, office, etc., residence use district.

868-55-A—H.B.M.—1018 Madison avenue, west side, 77 ft. north of East 78th street, Block 1393, Lot 17, Borough of Manhattan, Alt. 1710-55—re non-fireproof construction, etc.

869-55-A—H.B.B.—171 Joralemon street, north side, 126 ft. 5½ in. east of Clinton street, Block 255, Lot 18, Borough of Brooklyn, Alt. 3078-55—re exits.

870-55-BZ—H.B.B.—5402-5412 Church avenue and 261-271 East 54th street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn, N.B. 2533-55—re gasoline service station lubritorium, car washing, minor auto repairs, office sales storage, parking and storage, retail use district.

871-55-BZ—H.B.Q.—82-25 164th street, east side, 100 ft south of Goethals avenue, Block 7038, Lot 20, Jamaica Borough of Queens, N.B. 4499-55—re business use in residence use district; area excessive.

872-55-A—H.B.M.—700 Columbus avenue, northwest corner of West 94th street, Block 1225, Lot 29, Borough of Manhattan, Amendment to Alt. 1025-55—re mutiple dwelling Class A—legal yard at rear required.

873-55-A—F.D.—507-509 West 35th street, north side, 11 ft. west of 10th avenue, Block 707, Lot 29, Borough of Manhattan, Decision re Order No. 6045-55—re storage of combustible fibre; sprinkler system.

874-55-SM—Reynolds Aluminum Acoustical Ceiling System with Integral Lighting, manufactured by Reynolds Metal Co., Material.

875-55-SA — York-Power Oil Burner, manufactured b York-Shipley Inc., Appliance.

876-55-SA — Gilbarco Submerged Turbine Pump, Mod STP2, manufactured by Gilbert and Barker Manufacturin Co., Appliance.

877-55-SM—Beacon Closet Bowl Wax Gasket, Models 10 102 and 103, manufactured by Beacon Manufacturing C Material.

878-55-SM—Gold Medal Twin Drum Scaffolds, manufa tured by The Patent Scaffolding Co., Inc., Material.

879-55-SM—Gold Medal Safety Scaffolding Machines, ma ufactured by The Patent Scaffolding Co., Inc., Materi

---

880-55-SM—Gold Medal Junior Safety Swinging Scaffold manufactured by The Patent Scaffolding Co., Inc., Materi

Restored to Docket

469-45-A Vol. II—H.B.Bx.—2368-2370 Hoffman street, ea side, 269.28 ft. south of East 187th street, Block 3065, L 27, Borough of The Bronx, Amendment to Alt. 152-54— exits, etc.

183-54-SM—Wiremold Flexible Air Duct, Models 87-1 57-1A, 87-2B, 8D-3A and 87-3A (reopened for report to change of model number), manufactured by The Wi mold Company, Material.

657-40-SM—Triangle Three Hour Hollow Metal Fire Do (reopened to consider amendment as to construction of d for report), manufactured by The Triangle Steel Produ Corp., Material.

CALENDAR

1-52-BZ Vol. II—H.B.B.—379-389 Kings highway and 753-1763 West 3rd street, northeast corner, Block 6654, ots 37, 39 and 40, Borough of Brooklyn, N.B. 2004-55—e erection and maintenance of a gasoline service station, ıbritorium, minor repairs (hand tools only), etc., business ıd residence use district.

29-53-BZ—H.B.B.—10504-10524 Flatlands avenue, south de, from East 105th to East 106th streets, 901-911 East)5th street and 902-912 East 106th street, Block 8213, Lots 7, 40, 41, 42 and 43, Borough of Brooklyn, N.B. 1323-53—e gasoline service station, auto washing, lubrication, office ıd accessory sales, residence use district.

1-33-BZ Vol. II—H.B.Q.—181-02 to 181-18 Hillside avenue ıd 88-01 181st street, southeast corner, Block 9917, Lot 43, ımaica, Borough of Queens, Alt. 564-55—re alteration to ‹isting five car garage to include body and fender work, c., parking; business entrance, etc.

58-19-BZ Vol. V—H.B.B.—1935-1939 Coney Island avenue ıd 1101-1111 Avenue P, northeast corner, Block 6758, Lot , Borough of Brooklyn, Alt. 2863-55—re change of use om auto showroom, new and used cars, gasoline service ıtion, minor auto repairs, car washing, etc., to gasoline rvice station, lubritorium, office and sales storage, etc.

9-47-BZ Vol. IV—H.B.B.—1104-1140 Coney Island enue, west side, 100 ft. north of Avenue H, Block 6498, ots 32 and 41, Borough of Brooklyn, N.B. 1658-55—re oposed addition of accessory building for automobile show-om, office and closing rooms and open structure for car dis-ay, change of occupancy in existing building by addition lubrication, repairs, etc.

1-48-BZ Vol. II—H.B.Q.—745 Cornaga avenue and 747 ınapolis avenue, southeast corner, Block 65, Lot 3, Far ockaway, Borough of Queens, N.B. 2998-47—re area ex-ssive.

6-54-BZ Vol. II—H.B.Q.—21-35 Bell boulevard, east le, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, yside, Borough of Queens, N.B. 3378-54—re rear yard,

---

SIGNATIONS: **H.B.**—Department of Housing and Buildings; **B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** partment of Housing and Buildings, Manhattan; **H.B.Q.**—De-tment of Housing and Buildings, Queens; **H.B.R.**—Department Housing and Buildings, Richmond; **H.B.Bx.**—Department of using and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—e Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
: and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
bon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
ients, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
ients, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
tificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
crete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
crete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Cleaning Establishments, Rules overing ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wood working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy; then to September 20, 1955, for applicant to furnish the Board, in letter form, state-

ment as to the proposed tenancy, along the lines the Board has indicated; then to November 15, 1955, at the request of the applicant for the owner to advise the Board more in detail as to a proposed tenancy.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955 to July 19, 1955, for inspection and decision; hearing closed; then to September 20, 1955, for further information as to the school; then to November 15, 1955, at the request of the applicant; owner is considering a conforming use.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13, 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board; then laid over from October 18, 1955, to November 15, 1955, for applicant to submit a new decision of the borough superintendent, omitting the marinar and including the extension of the lot.

264-55-BZ

APPLICANT—Lama, Proskauer and Prober, for U and O Corporation, owner.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles with show window, curb cuts and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn.

Laid over from October 18, 1955 to November 15, 1955, for inspection and decision; hearing closed.

666-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.

SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.

PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

Laid over from October 25, 1955, to November 15, 1955, for inspection and decision; hearing closed.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

Laid over from October 25, 1955 to November 15, 1955, at the request of an objectant, applicant concurring; no further requests for adjournment.

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol III—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence district and in a Class D area the extension and maintenance of gasoline service station, lubritorium, office, car washing, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

Laid over from November 1, 1955, to November 15, 1955, for applicant to file revised plans, showing pumps set back 15 feet, etc., and for decision; hearing closed.

801-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application August 8, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Nelson avenue.

PREMISES AFFECTED—3975-3985 Hylan boulevard (3981 official) and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

416-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed; then to November 15, 1955, for revised plan of adjoining area and treatment of lot lines.

CALENDAR

)3-55 BZ

PPLICANT—Burke, Green and Groh, for The Glidden Co., owner.

JBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of patrons and employees cars (no fee to be charged).

REMISES AFFECTED—45-05 94th street, southeast corner of 45th avenue, Block 1602, Lot 1, Elmhurst, Borough of Queens.

Laid over from November 9, 1955, to November 15, 1955, r applicant to file revised plans relocating entrance to park- lot, solid fences, etc.; hearing closed.

)-39-BZ—Vol. II

PPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

JBJECT—Application reopened April 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in business and unrestricted use disstrict the erection and maintenance of a gasoline service station, lubritorium, ar washing, motor vehicle repairs, storage and sale of ccessories and office; and to permit the parking and torage of motor vehicles on unbuilt upon portion of lot, for a term of fifteen years.

EMISES AFFECTED—5821-5839 Broadway and 251-65 West 238th street, northwest corner, Block 3414 ots 334, 336 and 340, Borough of The Bronx.

Laid over from September 13, 1955 to October 11, 1955, inspection and decision; hearing closed; then laid over November 15, 1955, applicant to file plans showing exits entrances of Major Deegan Highway.

-31-BZ Vol. II

PLICANT—Arthur Saracino, owner.

BJECT—Application reopened October 11, 1955 for conderation as to extension of term of variance—re (decion of the borough superintendent) previously granted condition, under section 7f of the zoning resolution, ermitting in a business use district, for a term of years, ie erection and maintenance of a gasoline service station.

EMISES AFFECTED—141-09 Lincoln avenue, northest corner, Block 113, Lot 134, South Jamaica, Borough Queens.

-32-BZ Vol. II

PLICANT—David Kraus, for Nathan Temares, owner.

BJECT—Application reopened June 1, 1955 as Vol. II— (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in residence use, D area district, the proposed extension of e building of roof level to create a new fifth floor, same ight as the present penthouse, using more of the area an permitted by the Zoning Resolution.

EMISES AFFECTED—283 East Broadway, south side, .6 ft. west of Gouverneur street, Block 287, Lot 13, orough of Manhattan.

47-BZ Vol. II

PLICANT—Knickerbocker Federal Savings and Loan ssociation, lessee, for Ralph DeMayo, owner.

BJECT—Application reopened June 1, 1955 as Vol. II— (decision of the borough superintendent) under sections 7c, 7e and 7A of the zoning resolution, to permit in business and residence use district, proposed extension patrons parking, on a lot partly in a business use district, accessory to a structure wholly in a business use trict, into the residence use district; curb cuts into a idence use district, proposed show window in rear south ll of building.

MISES AFFECTED—3474-3478 Boston road, southst corner of Corsa avenue, Block 4738, Lot 5, Borough The Bronx.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan.

556-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (K.D.B. Realty Holding Corp., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

557-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (Genevieve Naylor, lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio, and one family dwelling, (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).

PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

46-55-BZ

APPLICANT—Arthur J. Goldsmith, for LaSalle Holding Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail district, a cabaret in an existing restaurant on premises.

PREMISES AFFECTED—34-36 East 60th street, south side, 131 ft. west of Park avenue and 178 ft. east of Madison avenue, Block 1374, Lots 42 and 43, Borough of Manhattan.

153-55-BZ

APPLICANT—Patrick D. Concagh, for Jessie Millefiori, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district the maintenance of existing uses of auto repair, body, fender and spraying shop.

PREMISES AFFECTED—2955-2957 Boston road, west side, 95.93 ft. south of Adee avenue, Block 4555, Lot 26, Borough of The Bronx.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

CALENDAR

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

269-55-BZ

APPLICANT—Robert Gottlieb, for Leon Goldstein, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars for a term of 5 years.

PREMISES AFFECTED—2107-2109 Prospect avenue, west side, 100.21 ft. north of East 180th street, Block 3096, Lot 33, Borough of The Bronx.

313-55-BZ

APPLICANT—Murray Landau, owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district and F area the erection of a 1 car garage for private use of owner. Proposed building has a setback of less than 15 feet.

PREMISES AFFECTED—161-01 85th avenue, northeast corner of 161st street, Block 9785, Lot 46, Jamaica, Borough of Queens.

678-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Dime Savings Bank of Brooklyn, Sidney Silverman, Max Zeisk and Howard I. Goldberg, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of present banking facilties in a business use district, into the residence use district and the parking of patrons' and executives' cars (no fee charged) in conjunction with new Drive In Banking Booth.

PREMISES AFFECTED—8501-8523 19th avenue and 1901-1911 86th street, northeast corner, and 1902-1910 85th street, Block 6345, Lots 1, 6, 9 and 11, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

681-53-SA

APPLICANT—Speed Queen Corporation, owner.

SUBJECT—Application August 24, 1953—Speed Queen Clothes Dryer (gas-fired), Models DG11 and DG12, approval of.

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.

SUBJECT—Application reopened September 13, 1955 as Vol II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floor

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 5, Borough of The Bronx.

273-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co Inc., owner.

SUBJECT—Application March 29, 1955—re Appeal from decision of the borough superintendent relating to construction and exits.

PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co Inc., owner.

SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.

PREMISES AFFECTED—55-15 Grand avenue, north side 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from decision of the borough superintendent—re reconstruction

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

779-55-A

APPLICANT—Louis Lieberman, for Temple Petach Tikvah, owner.

SUBJECT—Application October 3, 1955—re Appeal from decision of the borough superintendent—re reconstruction and thickness of walls.

PREMISES AFFECTED—1459-1465 Lincoln Place and 249-253 Rochester avenue, northwest corner, Block 1345, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 22*, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

865-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hebrew Center and Beerose Realty Corp., owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.

PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed; applicant to file one or two comprehensive protographs showing the general conditions and a plan giving more details of the proposed retaining wall.

CALENDAR

29-49-BZ Vol. II

PPLICANT—Henry G. Harris, for E. Gabel, owner.
UBJECT—Application reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.
REMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

Laid over from October 18, 1955, to November 22, 1955, r inspection and decision; hearing closed; applicant to bmit revised plans showing proposed conditions; admin-rative appeal to be heard on same date.

5-55-A

PPLICANT—Henry G. Harris, for E. Gabel, owner.
JBJECT—Application March 31, 1955—re Appeal from a decision of the borough superintendent as to exits.
REMISES AFFECTED—38 Central Park South, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

-50-BZ Vol. III

PPLICANT—Lama, Proskauer and Prober, for Dannarco Realty Corp., owner.
JBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.
EMISES AFFECTED—218-230 West 31st street, south ide, 232 ft. 6 in. west of 7th avenue and 225-237 West 0th street, Block 780, Lot 19, Borough of Manhattan.
aid over from October 18, 1955 to November 22, 1955, inspection and decision; hearing closed; companion "A" e to be calendared for same date.

50-A—Vol. II

PLICANT—Lama, Proskauer and Prober, for Dannarco Realty Corp., owner.
BJECT—Application reopened June 28, 1955 as Vol. II Appeal from a decision of the borough superintendent elating to exits.
EMISES AFFECTED—218-230 West 31st street, south de, 232 ft. 6 in. west of 7th avenue and 225-237 West 0th street, Block 780, Lot 19, Borough of Manhattan.

-54-BZ

PLICANT—David Kraus, for Kerlin Homes, Inc., wner.
BJECT—Application December 16, 1954—re (decision the borough superintendent) under section 21 of the ning resolution, to permit in a residence use, E-1 area strict, the erection of four 2 story, 2 family residence ildings, not in conformity with the setback requirements the zoning resolution.
EMISES AFFECTED—2014-2026 Bogart avenue, southst corner of Brady avenue, Block 4296, Lots 17-20 inclue, Borough of The Bronx.
id over from October 18, 1955 to November 22, 1955, nspection and decision; hearing closed.

55-BZ

PLICANT—John F. Fitzsimons, for Nicholas W. and stor V. Vowteras, owners.
JECT—Application March 15 1955—re (decision of borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence and local ail use, D and E1 area district the storage and sale of mpressors and parts, and off street loading.
PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.

Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.
SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.
PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed.

232-55-BZ

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.
SUBJECT—Application March 25, 1955—re (decison of the borough superintendent) under sections 7(c) and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district; to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.
PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

233-55-BZ

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.
SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under sections 7(c), 7(h) and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick Boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.
PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

8-55-BZ

APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).
SUBJECT—Application January 5, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district the storage and baling of new fabric remnants and waste clippings.
PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

Laid over from October 25, 1955, to November 22, 1955, for inspection and decision; hearing closed.

CALENDAR

13-55-BZ

APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S. F. Brown), owner (Car Wholesalers, Inc., lessee).

SUBJECT—Application January 12, 1955—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a site partly in a business use district and partly in a residential district, the extension of the existing use for the sale of used cars into the residential district and to allow curb cuts at a point less than 75 ft. from the residential zone.

PREMISES AFFECTED—63-11 Queens boulevard, north side, from 63rd to 64th streets, Block 1340, Lot 1, Jackson Heights, Borough of Queens.

Laid over from October 25, 1955, to November 22, 1955, for inspection and decision; hearing closed.

127-55-BZ

APPLICANT—Patrick D. Concagh, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7b, 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than 5 cars, and storage room.

PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.

Laid over from October 25, 1955, to November 22, 1955, for inspection and decision; hearing closed.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for notices to be sent out according to the regular procedure.

255-55-BZ

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al., owners.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owner.

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

256-55-A

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et. al., owners.

SUBJECT—Application April 1, 1955—re Appeal from a decision of the borough superintendent and from orders and decision of the fire commissioner—re class III construction—masonry walls.

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-37 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes owner.

SUBJECT—Application May 13, 1953—re (decision of th borough superintendent) under sections 7e and 7f of th zoning resolution, to permit in a residence and retail us district the erection and maintenance of a gasoline servic station, lubritorium, auto laundry (non automatic), storag and sale of accessories and office, for a term of fiftee years.

PREMISES AFFECTED—3632-3640 Eastchester road an 1167-1175 East 222nd street, northeast corner, Block 4901 Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for in spection and decision; hearing closed; then to October 1 1955, for inspection and decision; hearing closed; then t October 25, 1955, for full vote of the Board; then t November 9, 1955, for further inspection and decision hearing closed; then to November 22, 1955, for inspectio and decision.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L and Leah Osias, Abraham Savedoff and Jack Parke owners.

SUBJECT—Application February 21, 1955—re (decision c the borough superintendent) under section 7e of the zon ing resolution, to permit in a residence use district for term of ten years, the use of premises as a golf drivin range, miniature golf course, Par 3 golf course, and t permit the erection and maintenance of three structure of Class IV construction to be used as, (1) ticket offic and storage, (2) open shed over driving tees, and (3) fo storage; and to permit the parking of patrons' cars (n fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 o ficial) 61st avenue, south side, 43.11 ft. east of Douglasto parkway and 61-01 to 71-27 Douglaston parkway, Bloc 8286, Lots 100 and 180 and Block 8291, Lot 1, Baysid Borough of Queens.

Laid over to November 9, 1955, for inspection and dec sion; hearing closed; then to November 22, 1955, for fu ther inspection and hearing at that time.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harr L. and Leah Osias, Abraham Savedoff and Jack Parke owners.

SUBJECT—Application February 21, 1955—re Appeal fro a decision of the borough superintendent—re erection frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 o ficial) 61st avenue, south side, 43.11 ft. east of Douglasto parkway and 61-01 to 71-27 Douglaston parkway, Bloc 8286, Lots 100 and 180 and Block 8291, Lot 1, Baysid Borough of Queens.

497-55-BZ

APPLICANT—Andrew Di Camillo, for 13th Avenue Hol ing Corp., owner.

SUBJECT—Application June 16, 1955—re (decision of t borough superintendent) under section 21 of the zonin resolution, to permit in a local retail, D1 area district t erection of a building using more than the area permitte

PREMISES AFFECTED—8118 13th avenue, west side, ft. north of 82nd street, Block 6291, Lot 43, Borough Brooklyn.

Laid over from November 9, 1955, to November 22, 19 for inspection and decision; hearing closed.

137-40-BZ Vol. II

APPLICANT—Charles M. Spindler, for Milton d/b Crescent Auto Service, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. —re (decision of the borough superintendent) under se

tions 7c and 7i of the zoning resolution, to permit in a business use district, the extension in area of a gasoline service station, previously approved by the Board, to include auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.
PREMISES AFFECTED—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 9694, Lot 17, Jamaica, Borough of Queens.

92-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.
SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.
PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

5-54-BZ Vol. II

APPLICANT—Reuben A. Lazarus, for Double Jack Realty Inc., present owner.
SUBJECT—Application reopened July 19, 1955 as Vol. II —re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of subject premises (lot 28) for the parking and storage of motor vehicles.
PREMISES AFFECTED—233-239 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 25-28 inclusive, Borough of Manhattan.

8-54-BZ

APPLICANT—Larry Meltzer, for Jack and Palma Tarulli, owners.
SUBJECT—Application December 7, 1954—re (decision of the borough superintendent) under sections 21, 7e and 7f of the zoning resolution, to permit in a business use, D area district the demolition of frame office, structure, and to permit the extension of existing class 3 structure using more than the area permitted, to be used by fuel oil distributor, storage, sales and service of oil burner, parts and equipment, and to permit the use of structure as a storage garage for owner's motor vehicles, no public sale of gasoline.
PREMISES AFFECTED—8726-8730 18th avenue, west side, 103 ft. 3½ in. south of Rutherford place, Block 6402, Lot 36, Borough of Brooklyn.

55-BZ

APPLICANT—John F. Fitzsimons, for Leon and Margaret Sculti, owners.
SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7b, 7e and 7A of the zoning resolution, to permit in a residence and retail use district the maintenance of a storage yard for builders' materials and equipment, loading and unloading, the parking in the open of 2 trucks used in the business; and to permit a business entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—134-14 218th street, west side, 1.79 ft. south of Merrick boulevard, Block 13011, Lot 46, Springfield Gardens, Borough of Queens.

-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.
SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).
PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

327-55-BZ

APPLICANT—Albert E. Deer, for Morton Pickman and Samuel M. Berley, owners (owners under contract: Esso Standard Oil Co.).
SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.
PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

343-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph and Anthony Carlo, owners.
SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a building for restaurant use with parking and storage of motor vehicles on vacant portion of plot.
PREMISES AFFECTED—234-248 Withers street and 134-144 Woodpoint road, southwest corner, Block 875, Lot 40, Borough of Brooklyn.

424-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Howard A. Zimmerman, owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles on open lot, which is partly in a residence use district and partly in a business use district.
PREMISES AFFECTED—111-113 Erasmus street, north side, 84 ft. 5 in. east of Rogers avenue, Block 5105, Lot 76, Borough of Brooklyn.

574-55-BZ

APPLICANT—Paul Friedman, for Laura Roehrig, owner (Baisley Auto Body Inc., lessee).
SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a retail use district the proposed extension and use of premises for a motor vehicle repair shop, including body and fender work, welding and paint spraying, also free parking for patrons and employees.
PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 22,* 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

485-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application June 6, 1955—Erie Remote Control Electric Gasoline Dispensing Pumps, Models 742, 645, 245 and 935, and Erie Remote Control Gasoline Pumps, Series 776, approval of.

CALENDAR

308-55-SM

APPLICANT—Butler Engineering Company, Inc., owner.
SUBJECT—Application April 12, 1955—Butler Electronolytic De-Scalers (used for inhibition and prevention of rust, scale and corrosion in boilers, tanks and hot water systems), approval of.

445-55-SM

APPLICANT—Martin Fireproofing Corporation, owner.
SUBJECT—Application May 26, 1955—Martin Fireprofing Corp., Steel Edge Gypsum Plank (roof deck structural slabs), approval of.

875-54-SM

APPLICANT—Michael Flynn Manufacturing Co., owner (Harold F. Basin, agent).
SUBJECT—Application November 9, 1954—Lupton Aluminum Master Projected Residence Casement Windows and Residence Double Hung Windows, approval of.

1009-54-SM

APPLICANT—Ameriacn Steel Band Company, owner.
SUBJECT—Application December 27, 1954—American Steel Deck, Open Rib, Type P, approval of.

1008-54-SM

APPLICANT—American Steel Band Company, owner.
SUBJECT—Application December 27, 1954—American Steel Deck, Closed Rib, Type R, approval of.

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces, approval of.

195-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Basement Oil-fired Forced Warm Air Furnace, approval of.

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.
SUBJECT—Application reopened June 28, 1955 as to amendment to resolution as to additional model, Oil Burner, Model 3—re Iron Fireman Oil Burner, Model M; previously approved.

110-50-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 8, 1954 as to amendment to resolution as to additional style of asbestos cement siding shingles—re United States Gypsum Company Asbestos Cement Siding Shingles; previously approved.

647-48-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened October 4, 1955 as to amendment to resolution as to additional model of oil burner—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

283-50-SA—Vol. II

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened October 4, 1955 as Vol. II for test and report as to new models 62 and 64—re Silent Automatic Model OCF-70, ABC Oil Burner Model 54; previously approved.

224-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.
SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re use of spray booth and conveyor (not approved).
PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1 Borough of The Bronx.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.
SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—385-387 Broadway, west side 47 ft. 5½ in. north of White street, Block 193, Lot 47 Borough of Manhattan.

391-55-A

APPLICANT—John F. Fitzsimons, for Allied Vista Corp. owner.
SUBJECT—Application May 10, 1955—re Appeal from a decision of the borough superintendent—re frame building 2 in. beams—fire limits.
PREMISES AFFECTED—23-41 126th street, east side 247.67 ft. north of 25th avenue, Block 4230, Lot 16, College Point, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 29, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.
PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955 for inspection and decision; hearing closed.

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Crow Bay Realty Corp., owner
SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of present uses, sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.
PREMISES AFFECTED—90-61 Pitkin avenue, north side 109.08 ft. west of Redding street, Block 11372, Lot 1, Woodhaven, Borough of Queens.

Laid over from October 25, 1955 to November 1, 1955, at the request of an objector, applicant concurring; no further requests for adjournment; then to November 29, 1955, for inspection and decision; hearing closed.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Crow Bay Realty Corp., owner.
SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises bed of mapped street—Pitkin avenue.

CALENDAR

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

.25-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R. M. H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessees).

SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough of superintendent) under sections 7c, 7e, 7f, 7h and 7i of the zoning resolution, to permit in a manufacturing retail and residence use district the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and free parking for employees and patrons only).

PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn.

Laid over from November 1, 1955 to November 29, 1955, for inspection and decision; hearing closed.

5-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. III re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the change of use from shelter, outdoor garage, parking of more than 5 cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3, and 5, Borough of Brooklyn.

Laid over from November 1, 1955 to November 29, 1955, for inspection and decision; hearing closed.

8-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastroianni, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7i and 7c of the zoning resolution, to permit in a business use district the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on this property), and sale of used cars, to motor vehicle repairs, auto body and fender repairs, auto upholstery, parking and storage of more than 5 cars.

PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.

Laid over from November 1, 1955, to November 29, 1955, for inspection and decision; hearing closed.

4-55-BZ

APPLICANT—Vito P. Battista, for Dora Heissenbuttel, owner.

SUBJECT—Application April 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—123 Bergen street, north side, 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn.

Laid over from November 1, 1955 to November 29, 1955, for inspection and decision; hearing closed.

-40-BZ

APPLICANT—Marie Braun, owner.

SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, less than the required width and occupying a greater area of the lot than permitted.

PREMISES AFFECTED—942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard, Block 3659, Lot 21, Borough of The Bronx.

401-40-BZ

APPLICANT—Marie Braun, owner.

SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, 1 in. less than the width required.

PREMISES AFFECTED—946 Metcalf avenue, east side, 94.42 ft. south of Eastern boulevard, Block 3659, Lot 23, Borough of The Bronx.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street— proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

35-34-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Estate of Fannie Levy, Albert L. Levy, Executor, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in a residence use district parking and storage of more than 5 cars.

PREMISES AFFECTED—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

CALENDAR

111-51-BZ—Vol. II

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.

SUBJECT—Application reopened and restored to docket October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the proposed change in occupancy of 1st and 2nd floors to office and factory, (previously dismissed), and change of occupancy of cellar to storage of film.

PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

112-51-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lots 43 and part of Lot 19, Borough of Manhattan.

237-55-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.

SUBJECT—Application March 18, 1955—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

674-52-BZ

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application September 17, 1952—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, sale and storage of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; all for a term of fifteen years.

PREMISES AFFECTED—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.

80-54-BZ

APPLICANT—Joseph Platzker and Philip Freshman, for Hotel Dryden, Inc., owner.

SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th street, south side, 100 ft. west of 3rd avenue, Block 894, Lot 52, Borough of Manhattan.

247-55-BZ

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy of first floor from store to restaurant, bar and cabaret, and on the second floor office to restaurant.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

248-55-A

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

710-55-BZ

APPLICANT—Ingram S. Carner, for Bertha Stratford, owner (Henry Kelly, lessee).

SUBJECT—Application September 13, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing, (non-automatic), office, storage and sale of auto accessories and parking of cars waiting to be serviced, without required setback from street.

PREMISES AFFECTED—246-02 to 246-08 South Conduit avenue, 138-57 to 138-59 246th street and 246-01 to 246-0 139th avenue, southeast corner, Block 13622, Lot 5, Rosedale, Borough of Queens.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic) lubritorium, oil selling, sales, with curb cuts less than 7 ft. from the residence use district, for a term of 15 years

PREMISES AFFECTED—245-20 139th avenue and 245-2 to 245-32 South Conduit avenue, southwest corner an 139-02 to 139-10 246th street, Block 13614, Lots 23 and 2 —23 tentative, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairma*

NOVEMBER 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearir *Tuesday afternoon, November 29*, 1955, at 2 o'clock in Roo 1013, Municipal Building, Manhattan, on the following ma ters:

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatric Corp., owner.

SUBJECT—Application May 27, 1955—re Appeal from decision of the borough superintendent—re fire escap exit.

PREMISES AFFECTED—17-21 Smith street, east sic 150 ft. south of Fulton street and 394-396 Fulton stre Block 155, Lot 5, Borough of Brooklyn.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue In owner (Benenson Realty Corp., lessee).

SUBJECT—Appeal filed October 20, 1954—from an orc and decision of the fire commissioner—re sprinkler in ca nets (storage of film).

PREMISES AFFECTED—1334-1352 York avenue, sou side, from East 71st to East 72nd streets, Block 1483, L 1, 6, 8 and 45, Borough of Manhattan.

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-For Two West 23rd Street Corp., owner.

SUBJECT—Application June 10, 1954—re Appeal from order and a decision of the fire commissioner—re prov 4" fuel oil storage concrete jacket for fuel oil storage ta

PREMISES AFFECTED—142 West 23rd street, sou side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, B ough of Manhattan.

CALENDAR

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owner.
SUBJECT—Application November 29, 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.
PREMISES AFFECTED—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

389-55-A

APPLICANT—Columbia Pictures Corp., lessee, for Frezard Corp., owner.
SUBJECT—Application September 22, 1955—re Appeal from a decision of the borough superintendent—re removal of sprinkler heads and pipes.
PREMISES AFFECTED—711 5th avenue, northeast corner of East 55th street, Block 1291, Lot 1, Borough of Manhattan.

94-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.
SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

41-55-A

APPLICANT—DeRose and Cavalieri, for Tomasina Porcelli, owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent—re construction and exits.
PREMISES AFFECTED—2473 Hughes avenue, west side, 100 ft. south of East 189th street, Block 3077, Lot 39, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 6, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 6, 1955, at 10 o'clock in Room 213, Municipal Building, Manhattan, on the following matters:

B-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to November 1, 1955, applicant to file revised plans; then to December 6, 1955, at request of the applicant in order to furnish the revised plans previously requested.

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.
PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

539-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield.
SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.
PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.
SUBJECT—Application November 2, 1954—re (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.
PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.
SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

Laid over from November 9, 1955 to December 6, 1955, for inspection and decision; hearing closed.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.

CALENDAR

SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.
PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.
SUBJECT—Application July 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.
PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed.

84-53-BZ

APPLICANT—Madeline Sczmanski, owner.
SUBJECT—Application reopened November 1, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.
PREMISES AFFECTED—164-07 to 164-09 122nd avenue, northwest corner of Smith street, Block 12379, Lot 1, Jamaica, Borough of Queens.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.
SUBJECT—Application reopened April 27, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).
PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

905-53-BZ—Vol. II

APPLICANT—John Missale, owner.
SUBJECT—Application reopened June 14, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed use of light manufacturing in a 1 story building of class 3 construction.
PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue, Block 4683, Lot 49, Borough of The Bronx.

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.
SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.
PREMISES AFFECTED—462-472 West 22nd street, south side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.
SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

174-55-BZ

APPLICANT—Burke, Green and Groh, for Calesto De Simplicis, owner.
SUBJECT—Application March 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of patrons' and employees' cars, no fee to be charged.
PREMISES AFFECTED—227-15 147th avenue, northwest corner of 228th street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.
PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.
PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.
PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.
PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

440-55-BZ

APPLICANT—Samuel Rosenblum, for Peter Doelger Realty Co., Inc., owner.
SUBJECT—Application June 3, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the proposed extension of the first story of a new building which exceeds the permissive coverage.

CALENDAR

PREMISES AFFECTED—301-305 East 72nd street and 1392-1402 2nd avenue, northeast corner, 300-302 East 73rd street, Block 1447, Lots 1, 49, 50, 51, 52 and 149, Borough of Manhattan.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue. Block 3343C, Lot 245, Borough of The Bronx.

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Meeting of November 1, 1955.)

47-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a business use district, the maintenance of existing legal high speed (automatic) auto laundry and permitting the erection and maintenance, for a term of fifteen years, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the resolution was amended on February 1, 1955 and June 14, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, thereafter *amended* by resolutions adopted through June 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 22/54)

1293-39-BZ—Vol. II

APPLICANT—Paul Friedman, for Walter Shapiro and Isidore Rachelson, owners.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, excess area, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 7h of the zoning resolution, to permit in a business use district, for a temporary term, the parking and storage of motor vehicles.

PREMISES AFFECTED—1401-1407 Avenue M, northeast corner of East 14th street and 1402-1406 Chestnut avenue, Block 6735, Lot 121, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal, including excess area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

84-53-BZ

APPLICANT—Felix Wasselle, for Madeline Sczmanski, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on

condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.
PREMISES AFFECTED—164-07 to 164-09 122nd avenue, northwest corner of Smith street, Block 12379, Lot 1, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Aldona Vaughan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing on December 6, 1955, at 10 A.M., subject to the regular procedure, waiving all requirements except new decision of the borough superintendent and to permit two publications in the Bulletin.
THE VOTE—
Affirmative: Chairman, Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 3:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 9, 1955, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 25, 1955, were approved as printed in the Bulletin of November 1, 1955, Vol. 40, No. 44.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.
SUBJECT—Application reopened November 23, 1954—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.
APPEARANCES—
For Applicant: R. S. Hardy.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. for inspection and decision; hearing previously closed.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).
PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Edward Hoffman for Park Dept.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. for further inspection and hearing at that time.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.
PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. for inspection and hearing in connection with Cal. No. 139-55-BZ.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.
SUBJECT—Application March 1, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for inspection and decision; hearing closed.

193-55-BZ

APPLICANT—Burke, Green and Groh, for The Glidden Co., owner.
SUBJECT—Application March 11, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of patrons and employees cars (no fee to be charged).
PREMISES AFFECTED—45-05 94th street, southeast corner of 45th avenue, Block 1602, Lot 1, Elmhurst, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh, Harry Scott Davis and James John McMahon.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 15, 1955, at 10 A.M. for applicant to file revised plans relocating entrance to parking lot, solid fences, etc.; hearing closed.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.
SUBJECT—Application April 1, 1955—(decision of the borough superintendent) under sections 7c, 7f, 7i and 2 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence

MINUTES

use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Richard Sparks.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set, for inspection and decison; hearing closed.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G. Realty Corp., owner.

SUBJECT—Application April 29, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.

PREMISES AFFECTED—338-380 DeWitt avenue, 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Morton Grossman, Helen Sokolousky and Bertram Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for inspection and decision; hearing closed.

16-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.

SUBJECT—Application May 24, 1955—(decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office, storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—187-193 Hegeman avenue, 628-634 Watkins street, northwest corner and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Morton Silfen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1955, at 10 A.M., for revised plan of adjoining area and treatment of lot lines.

7-55-BZ

APPLICANT—Andrew Di Camillo, for 13th Avenue Holding Corp., owner.

SUBJECT—Application June 16, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D-1 area district, the erection of a building using more than the area permitted.

PREMISES AFFECTED—8118 13th avenue, west side, 50 ft. north of 82nd street, Block 6291, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: George J. Regan and William A. Knab.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.

SUBJECT—Application July 19, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.

PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Gerhard Folkers, C. J. Cammarata for N. Y. C. Housing Authority and Giuseppe Vitagliano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for inspection and decision; hearing closed.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn in view of the decision rendered this day under Cal. No. 190-55-BZ, and under the conditions therein stated.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, and Keating and Deputy Chief Connolly 4

Negative 0

380-49-BZ Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sec-

tions 7e and 21 of the zoning resolution, to permit in a residence use district the change from a parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative 0

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of plot located in a residence, local retail and business use district, the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Philip Waters, Paul Miller, John Michaels, Charles Rosso, Robert Aldag, Marc L. Berg, Aaron M. Levinson, Jean Finkelstein, Louise Strassle, Rose Pikoff, Mina Steinberg, Lillian Armet, David H. Armet, Anna Feferholtz, Lydia Levokove, Morris Merkin, Gertrude Tepper, Malvina Brand, Lillian Bokor, Karla E. M. Parson, Anita Lilienfeld, Jerome Robleuve and E. Levokove.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant stated a simultaneous application for the same use of subject site has been filed with the City Planning Commission and the subject application has been withdrawn from the Board of Standards and Appeals pending decision on the application before the City Planning Commission.

Resolved, that this application be and it hereby is *withdrawn.*

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35 of the General City Law re premises located in bed of mapped streets—Mott avenue and Dix avenue and an Appeal from a decision of the borough superintendent —re frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, in conjunction with withdrawal of Cal. No. 265-55-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant withdrew Cal. No. 265-55-BZ pending decision by the City Planning Commission on a simultaneous application filed for the same use as herein requested.

Resolved, that this appeal be and it hereby is *withdrawn.*

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application reopened October 11, 1955 for consideration as to amendment as to width of side yard north and court south—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, E-1 area district, the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: E. J. Cappello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative .....

THE RESOLUTION—

WHEREAS, on May 3, 1955 this application was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of an extension at front and also in rear of existing funeral home and one family residence nearer the street line than is permitted and without the required side yards; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on October 11 1955 and set for hearing on November 9, 1955 at 10 A.M. subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent dated September 23, 1955 acting on Alt. Applic. 117-55 reads:

"26. The north side yard is contrary to Art. 4 Sec. 15A(b) and Sec. 18b(4) of Zone Res.

27. The south court is contrary to Art. 4 Sec. 18b(4) of Zone Res."

Resolved, that the Board of Standards and Appeals do hereby *amend* the resolution adopted on May 3, 1955 by adding thereto:

"that the widths of the north side yard and south court as proposed and as shown on plans hereinbefore referred to and as passed on by the borough superintendent under Alt. App. 117/54, Objections No. 26 and No. 27 may be permitted *on condition* that in all other respects the requirements of the resolution as adopted on May 3, 1955, as amended this day, shall be complied with."

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glasgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment (one family), to roofing and sheet metal factory and apartment (one family.)
PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.
APPEARANCES—
For Applicant: Angelo S. Mongiello.
For Opposition: Rachel Russell and Louise Wash.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—
Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
THE RESOLUTION—
WHEREAS, this application was reopened on June 1, 1955 subject to regular procedure, previously withdrawn on February 23, 1953, after public hearing and inspection; and
WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; and
WHEREAS, the district maps accompanying the zoning resolution show that the site, West 150th street and St. Nicholas avenue are in a residence use, B area, class 1½ height district; and
WHEREAS, the decision of the borough superintendent, dated October 4, 1955 acting on Alt. Applic. 879-54, reads:
"3. Change from one non-conforming use to another non-conforming use in a residence use district is not permitted, Art. II Paragraph 3 of the Zoning Resolution."
and
WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 99 ft. in depth, on which is located a three story building of class 3 construction, 50 ft. front, 99 ft. 1 in. deep, 49 ft. 6 in. in height; that it is proposed to change the use of the structure to a sheet metal and roofing factory; and
WHEREAS, the applicant states that this building was erected under N.B. 520 of 1904 (415 West 150th street)—occupancy 3 story stable; that in 1908 it was converted to a garage under Alt. 1644-08; that in 1920, 415 was connected to 413 as a garage under Alt. 2962-20; that a variance was granted by the Board under 649-20-A for connecting both buildings as one structure to be used as a garage; that both buildings were occupied before 1916 as garages; that certificate of occupancy No. 5791-1923 shows occupancy as cellar—storage of autos; 1st, 2nd and 3rd floors—garage; that Alt. 928-32 and certificate of occupancy No. 18518-32 shows occupancy as cellar—storage of autos; 1st floor—garage; 2nd floor—one apartment and garage; 3rd floor—garage, which is the current status of this structure; and
WHEREAS, the applicant states that as of July 25, 1916, to date, this property has been zoned as residence district, 1½ times district and B area district; that there is no amendment or a zoning change contemplated by the City planning commission to this property; that block 2064 at opposite side of street was recently rezoned from residence to business district, 100 ft. west of Donnellon square; and
WHEREAS, the applicant further states that No. 415 is a two story and cellar structure with a frontage of 24 ft. 10 in. by 94 ft. 6 in. deep; that No. 413 is a one story building 25 ft. front, 25 ft. 2 in. rear by 99 ft. 1 in. deep; that although the subject structure is in a residence, it was not originally built for residential purposes, except in 1932 when one apartment was created at 2nd floor front; that the usefulness of this building as a garage has gradually declined to the point where its operation is of great financial loss to the owner; and
WHEREAS, the applicant contends that the building is too small to realize a just financial return if existing occupancy is maintained; that the position of the elevator at the rear requires a 10 ft. aisle from front to elevator door, thus prohibiting the storage of vehicles in this area; that this building is not a modern garage and does not have facilities for servicing of cars such as lubrication, repairing or car washing, thus making it uninviting for public use; that within the affected area there are existing modern garages and gas stations which are absorbing the servicing of vehicles in this locality, such as in block 2065, lot 7 which contains a 7-story garage; block 2065, lot 12—a four story garage; block 2065, lot 36—gas service station; that also within the 500 ft. radius block 2066, lot 59 contains a 3 story garage; block 2066, lot 25—gas station and block 2064, lot 18 contains an 8-story garage; that West 150th street is in a residence use district and this non-conforming use structure was built before zoning laws were enacted; that it is desired to change use from its existing garage and one family status to roofing and sheet metal shop, with existing 2nd floor apartment; that the proposed non-conforming use occupancy is less hazardous; that the operation of the proposed occupancy will consist of manufacturing of mechanical shapes from metal sheets, such as ducts, skylights, gutters, leaders, flues and other items used in building construction; that the metal sheets are not made on the premises, but are purchased elsewhere and transported by trucks, then stored in the building; that metal elements are bent and cut to desired shapes and then soldered by gas flame equipment of approved type; that no furnaces or chemicals are used in the process of this work; that existing gasoline storage tanks will be eliminated; that it would be a hardship to alter the structure to a conforming use, such as a multiple dwelling, which would require the creation of yard and courts, reduction of occupied building area to 65% of lot area for B area district, and other compliances which would be very impractical and costly; that the operation of premises under the proposed use, that is, factory for sheet metal products, would enable the owner to realize a just profit on the investment; and
WHEREAS, the applicant states that the present owner has held title to the property since January 15, 1954; that the assessed valuation of land is $18,000 and of the building $22,000 making a total of $40,000; that the building was erected in 1904; and
WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and
WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution.
Resolved, that the decision of the borough superintendent, acting on Alt. App. 879/54, Objection No. 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

79-55-BZ

APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Co., Inc., lessee).
SUBJECT—Application February 4, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.
PREMISES AFFECTED—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on October 11, 1955 after due notice by publication in the Bulletin; laid over to November 9, 1955, for inspection and decision; hearing closed; and
WHEREAS, the district maps accompanying the zoning resolution show that the site, 110th avenue and Northern

boulevard are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 11, 1955 acting on Alt. Applic. 2883-54, reads:

"1. Proposed change of use from garage for more than 5 cars to motor vehicle repair shop, office and welding in a business district is contrary to Art. II Sec. 4(a) (29 & 4) of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 155.54 ft. in depth, on which is located a building 80 ft. front by 100 ft. in depth, one story, 17 ft. in height, of class 3 construction, for which certificate of occupancy No. 34508-28 has been filed; that it is proposed to permit change in occupancy from garage for more than five motor vehicles, to motor vehicle repair shop, welding and office; and

WHEREAS, the applicant contends that the premises have been used since 1928 as a garage and the necessary fire department permits had been obtained for the premises to be used as such; that in most of these instances the owner had applied for a garage and motor vehicle repair shop but the fire department only issued permits for a garage; that this gave the owner a false impression that a motor vehicle repair shop was permitted and he conveyed this impression to the present lessee; that under this misapprehension the parties entered into a written lease commencing the 1st day of October, 1951 and running for a term of five years; that the lessee used these premises to assemble truck bodies and hoists until November, 1954 when he was notified by the fire department that he was operating illegally; that it is requested that this application be favorably considered in view of the circumstances involved and also in view of the fact that the lease in question has run for a period of approximately 3½ years and there remains only 1½ years until its expiration; and

WHEREAS, the applicant states that the present owner has held title to the property since January 19, 1938; that the assessed valuation of land is $9,000 and of the building $24,000 making a total of $33,000; that the building was erected January 9, 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i to permit the use of the building as proposed and as indicated on plans filed with this application marked, "Received February 4, 1955" (4 sheets) *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that repairs shall be solely for cars dealt in by the owner; that all repairing and storing of motor vehicles shall be within the building and not on the street or lots not subject to a certificate of occupancy for storage; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that a new Certificate of Occupancy shall be obtained and all permits obtained and all work completed within six months from the date of this resolution.

190-55-BZ

APPLICANT—George H. Colin, for Jacob Russo, owner (Cities Service Oil Co., purchaser under option contract).

SUBJECT—Application March 4, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of twenty-five years the relocation of existing gasoline service station located at 6101-6111 Bay Parkway, to present site presently used for the sale of used cars by permitting the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—6002-6012 Bay parkway, southwest corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1955 after due notice by publication in the Bulletin; laid over to October 11, 1955, for inspection and decision; hearing closed; then onto October 18, 1955, for inspection and decision; then to October 25, 1955, for applicant to file revised plans as to elimination of curb cut, change of sign and building face; then to November 1, 1955, for consideration of plans; then to November 9, 1955, for applicant to submit revised plans showing masonry brick wall on westerly side and northerly lot lines along 60th Street for two-thirds of the distance, with proper terminating posts, and other changes previously suggested; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bay parkway are in a business use, C area, class 1 height district; 60th street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 15, 1955 acting on N.B. Applic. 246-55, reads:

"1. The construction of a gasoline service station including accessory sales, lubrication, car washing, minor repairs and parking and storage for more than 5 motor vehicles is contrary to the Zoning Res., Art. II Sect. 4(a) (29) (46).

2. Entrances to the service station within 70'-0 of the residence use district on 60th St. is contrary to the Zoning Res., Art. II Sect. 7-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft, frontage by 100 ft. in depth which is presently utilized for the sale of used cars and is improved with a frame shack, sign boards and a cyclone fence; that it is proposed that these improvements be removed and that a 3-bay gas station be erected; that the new building is to be 62.5 ft. long by approximately 30 ft. in depth and is to accommodate, in addition to the office, a 2-bay lubritorium car wash, ladies' and men's rest rooms and a storage room that the construction is to be of class 3 type, with concrete foundations, face brick masonry walls and wood roof; that twelve 550 gallon underground gasoline tanks are proposed with two 2-pump islands and three curb cuts, two on Bay parkway and one on 60th street; that the entire premises with the exception of the concrete pump-island mats, will be paved with asphalt and masonry walls will be installed along the interior lot lines as required; and

WHEREAS, the applicant states that Cities Service Oil company is the holder of a purchase option covering the subject premises, being Block No. 5522, Lot No. 36, known as 6002-12 Bay parkway, located at the southwest corner of Bay parkway and 60th street and having a frontage of 100 ft. on each of said streets; that that company is also the owner of Block No. 6550, Lot 6, located at the southeast corner of Bay parkway and 61st street, which premises have been used as a gas station since at least March 6, 1923; that the purpose of this application is to relocate the service station which occupies the latter premises so that they may be sold to the Roman Catholic Church of St. Athanasius; that the church wishes to purchase the prem-

ises occupied by the existing service station at the southeast corner of Bay parkway and 61st street, in order that it may use same as a recreational field in connection with its school across the street (Block 5529, Lot 34) and adjacent to its recently constructed convent (Block 6550, Lot 1), and has suggested that the existing service station be relocated to the subject premises at the southwest corner of 60th street and Bay parkway; that Cities Service Oil company desires to cooperate with the church and accordingly has acquired a purchase option contract with the owner of the subject premises; that a contract has also been entered into with the church requiring the conveyance to it of the 100 ft. by 100 ft. parcel on which the existing service station is located (southeast corner of Bay parkway and 61st street) upon completion of construction of a gas station building and improvements at the subject premises (southwest corner of Bay parkway and 60th street) in accordance with a zoning resolution variance satisfactory to Cities Service Oil company; that this application is being made in compliance with said contract of sale; and

WHEREAS, the applicant contends that the proposed relocation of the existing service station will not alter the character of the neighborhood; that as indicated above the use of the existing service station will cease upon its acquisition by the church; that the subject site is presently occupied as a used car lot; that within a distance of about one block north of the subject premises there are similar establishments to that proposed; that there is a gas station at the northeast corner of Bay parkway and 59th street in Block 6547, Lot 1; that at the northwest corner of Bay parkway and 59th street in Block 5508, Lot 44 and at Bay parkway between 59th and 60th streets in Block 6548, Lot 1 are establishments for the sale and servicing of automobiles and therefore the granting of this application will concentrate these uses within the vicinity of 59th and 60th streets and will eliminate such uses south of 61st street, in the area where the church's facilities are located; that the parking and storage of more than 5 motor vehicles is requested in order to encourage off-street parking; and

WHEREAS, the Cities Service Oil Company is seeking to accommodate the church by terminating the operation of the existing service station at 61st street and Bay parkway, which, where lawfully permitted, has no limitation as to duration of use and substituting therefor the operation of a service station at the subject location; that in the light of the act that this act of accommodation will involve the relinquishment by Cities Service of its unlimited service station user and in view of the very substantial expenditure it proposes to make in connection with the requested relocation, it is submitted that it is only proper and equitable that the variance in the instant case should be permitted; that the proposed location is occupied by a statutory tenant under a lease expiring June 30, 1957; that negotiations for a surrender of possession upon payment of a substantial consideration have been fruitless and it is likely that court proceedings will be necessary to evict this tenant after the lease expires, so that possession of these premises may not be available until 1958 or later; that in view of the indicated circumstances that Cities Service will not be able to obtain possession of the subject premises for more than two years from the date of the variance, and probably will not be able to complete construction and commence service station operation for more than three years thereafter, it becomes apparent that any variance term allowed will actually represent at least three years less use to applicant than the time specified in the variance; and

WHEREAS, the applicant states that the present owner has held title to the property since November 17, 1942; that the assessed valuation of land is $14,000 and of the building $1,000 making a total of $15,000; that the building was erected in 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this was laid over for applicant to file revised plans, which have been filed; the committee recommends that the application should be granted under certain conditions; the committee also recommends that if granted it shall be understood that this gasoline service station in this proposed location at 60th Street and Bay Parkway is in substitution of the existing station at 61st Street and Bay Parkway on the south side, which is under contract for sale to the Church for school or other church purposes; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received March 4, 1955" (5 sheets) as amended by revised plans marked, "Received November 4, 1955" (3 sheets) *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be arranged and constructed as indicated on such revised plans; that the accessory building shall be of the design and arrangement as indicated and shall be faced with face brick with porcelain enamel lettering bands as proposed; that there shall be no cellar under the accessory building; that the equipment for greasing and washing shall be of the hydraulic lift type; that pumps shall be erected not nearer than fifteen feet to the street building line of Bay Parkway; that the gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that there shall be erected on the rear lot line to the northwest and side lot line to the south a masonry wall of face brick not less than five feet six inches in height except that such wall may be reduced to a height of four feet six inches within ten feet of either street building line; that curb cuts shall be restricted to two curb cuts not over thirty feet in width to Bay Parkway where shown; that under Section 7A one curb cut may be permitted, of similar width, where shown along 60th Street; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the construction of one post standard at the intersection of 60th Street and Bay Parkway which may be a two-leaf sign, with a leaf reading to each street for advertising only the brand of gasoline on sale; that lighting, where proposed, shall be constructed on pipe standards provided the reflectors are metallic and so arranged as to reflect away from the adjoining residential occupancies; that parking and storage of more than five motor vehicles may be permitted under Section 7f for a similar term provided such parking is maintained toward the rear, as proposed, and in no event interfering with the servicing of the station; that it is a condition of this grant that these premises are in substitution for the existing station now existing at the southwest corner of 61st Street and Bay Parkway and which is subject to proposed legalization of part of the plot under Cal. No. 20-43-BZ; that such station, now under contract for sale shall be completely discontinued and no portion of it used for non-conforming purposes; that the existing certificate of occupancy shall be surrendered upon completion of the gasoline station herein permitted in substitution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

243-55-BZ

APPLICANT—Larry Meltzer, for Joseph Clemente, owner (S.R.K. Realty Corp., former owner).

SUBJECT—Application March 29, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station,

motor vehicle repair shop, auto laundry, parking and storage of more than five motor vehicles.

PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: John J. McLean, Mrs. Jean Fidura, Otto Gellirt, Raffael Taglianetti, Elizabeth Fasrlino, Thomas Hammill, Emma Schlienz, Alma Stoll, Stanislaw Fedura and Frank Peterson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1955 after due notice by publication in the Bulletin; laid over to October 18, 1955, at the request of an objector; applicant concurring, no further requests for adjournment; then to November 9, 1955, for applicant to file revised plans showing distance from lot line of proposed site to the wall of the first adjacent house on lot 32, and also showing elevation of grade; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 5th avenue and 36th street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 28, 1955 acting on N.B. Applic. 522-55, reads:

"1. Bldg. & premises on a lot, in a business use zone, to be used for gasoline selling station, motor vehicle repair shop, auto laundry & parking & storage of more than five (5) motor vehicles is contrary to Art. II, Par. 4(a), subsection 29, 46 & 52."

and

WHEREAS, the applicant states that the premises consist of a plot 125 ft. frontage by 200 ft. in depth, rectangular in shape, presently vacant; that it is proposed to erect a new one-story masonry building of class 3 construction, to be used as a modern gasoline selling station with facilities for an auto laundry, motor vehicle repair shop and parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the premises have been owned by the former owners since June 1953 and he had entered into an agreement with the new owner under contract purchase, for the sale of this plot pending disposition of this appeal; that the site is located in an area that is presently improved with numerous factories, maintenance buildings and storage yards for subway trains, lumber yards, used car and parking lots, power substations and a cemetery; that it should be noted that the area starting 100 ft. east of 5th avenue and south of 36th street is zoned unrestricted; and

WHEREAS, the applicant further contends that the removal of the trolley track lines from the center of 5th avenue has made the use of this street very popular; that 36th street, east of 5th avenue, is a two way traffic street and is heavily traveled as a short cut leading to Fort Hamilton parkway, New Utrecht avenue and the general Boro Park and Bensonhurst sections of Brooklyn; that the proposed building will be of contemporary design, occupying a small percentage of the lot and set back a minimum of 35 ft. from the building lines of each street; that the balance of the plot will be graded, paved and drained, thereby eliminating the unsightly overgrown brush and weeds that now exist; that the side streets are mostly developed with dwellings that will require the services of the proposed gas station and its conjunctive uses; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1953 and that the assessed valuation of land is $32,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; it is noted that the new owner is Joseph Clemente, formerly the owner under purchase contract; and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, to permit, for a term of fifteen years, the use of the premises as a gasoline service station and car washing use, substantially as proposed and as indicated on plans filed with this application marked "Received, March 29, 1955" (4 sheets) as amended by revised plans marked, "Received November 2, 1955" (2 sheets), *on condition* that all buildings and uses on the premises shall be removed and that the premises shall be constructed and arranged substantially as indicated on such revised plans; that at the westerly side there shall be a portion left unbuilt upon, with retaining wall as may be necessary as indicated on such revised plans; that the plot shall be levelled substantially to the grade of the abutting streets; that the accessory buildings for the gasoline station and auto laundry shall comply with the requirements therefor; that there shall be no cellar under such buildings; that the accessory buildings of the gasoline station and the auto laundry shall be faced with face brick; that there shall be no windows opening from the laundry building on the side lot line of the adjoining property to the south; that curb cuts shall be restricted to two curb cuts from 5th avenue, not over thirty feet in width, located where shown, and one curb cut from 36th street, not over thirty feet in width, where shown; that the grading from the lot to meet the grade of 36th street shall be as proposed; that there shall be a concrete retaining wall, where shown, not less than two feet in height; that bumpers shall be maintained to protect such areas; where proposed such areas shall be planted with suitable planting material, including the portion where proposed at the rear; that along the side lot line to the south where walls of adjoining buildings do not occur but removed therefrom, as indicated, for a distance of approximately 12′ 6″, there shall be a close split sapling fence not less than five feet six inches in height with suitable framing and a similar fence along the side lot line as hereinbefore required; that the balance of the premises shall be paved with concrete or asphaltic pavement; that parking of motor vehicles may be permitted at the rear, where proposed, under Section 7e; under Section 7i for a similar term there may be repairing maintained in the accessory building with hand tools only for adjustments; that the exit and entrance from the auto laundry shall be maintained as indicated on such revised plans marked, "Received November 2, 1955" that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that curbing and sidewalks abutting the premises shall be constructed or restored to the satisfaction of the Borough President; that signs shall be restricted to a flat sign attached to the front of the accessory building and a flat sign attached to the front of the car washing section, excluding all roof signs and temporary signs but permitting within the building lines at the intersection a post standard for supporting a sign which may be illuminated and permitting such sign to extend over the building line of Fifth avenue for a distance of four feet; that at the intersection within the building lines there shall be a block of concrete extending for five feet along either building line from the intersection and not less than 12 inches in height; that there may be twelve 550 gallon approved tanks for storage of gasoline; that gasoline pumps shall be of a low approved type with no pump nearer to the building line than fifteen feet; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

267-55-BZ

APPLICANT—Charles M. Spindler, for W. Joseph Bartumioli, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portio

of a plot located in residence and local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1955 after due notice by publication in the Bulletin; laid over to October 25, 1955, for inspection and decision; hearing closed; then to November 9, 1955, for further consideration and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 218th place are in residence and local retail use, D and G-1 area, class ½ height districts; Hillside avenue is in a local retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 25, 1955 acting on N.B. Applic. 791-55, reads:

"1. The proposed gas. ser. stat., auto washing, lubrication, office, accessories & sales & minor repairs with hand tools only, on a plot partially in a local retail district & partially in a res. use district, is contrary to Art. 2 Secs. 4c & 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 121.98 ft. frontage by 116.92 ft. in depth, irregular, presently vacant; that it is proposed to develop the site with a parkway type of gasoline service station; that the building will have a gabled roof and face brick facades; that pumps will be installed only along the Hillside avenue frontage; that a 5 ft. 6 in. high brick fence wall will be provided along the entire rear lot line and along more than half the 218th place building line; that shrubbery and planting, protected by a concrete curb, will be provided along this fence wall along 218th place, and the entire area behind the building (almost 4,000 sq. ft.), will be improved with shrubbery and a grass plot; that a small triangular area (approximately 630 sq. ft.) at the rear of the plot is located in a residence use district; that this residential portion will be entirely within the proposed landscape area and will not be used for gas station purposes; that the entire frontage along 218th place lies within the local retail use district; that because of the residential development of the side street, particular precautions are being taken to protect this street; that only one small curb cut is proposed, near the intersection; that the balance of the gas station will be paved and pumps will be set 15 ft. back of the building line; and

WHEREAS, the applicant further states that the present owner acquired this site on March 19, 1954 in hopes of developing it with a conforming use; that plans were approved under N.B. 3781-54 and call for a store building set back about 28 ft. from the Hillside avenue building line to permit parking in front of the stores; that in addition to curb cuts on both streets for this parking area, the approved plans also call for a curb cut on 218th place adjacent to the residence district; that this curb cut provided access to the rear yard behind the stores, which was to be used for truck loading and unloading; that this plan also called for a maximum permitted coverage in this area district, whereas the proposed building will occupy less than 13% of the total plot area; that even after plans were approved, and with the site on the market for more than a year, there was so little interest evidenced in stores that it was obvious that there was no economic demand for a store building on this site; that it is felt that the present proposal, with a large landscaped area at the rear and with the brick fence wall at the rear and along the side street, provides a far more desirable protection for the side street than the legally permitted store building as above described; and

WHEREAS, the applicant contends that adjoining the site to the west in block 10678, lot 1, is an existing gas station reconstructed under a variance granted by the Board under Cal. No. 619-41-BZ; that this existing gas station together with the subject site constitutes the entire block frontage; that the design of the proposed station will harmonize with the type of development permitted by the Board on this adjoining lot, except that considerably more landscaped area will be provided, and solid brick fence walls; that to the east of the site in block 10678 there is an advertising billboard facing lot 14 and also the subject site; that also within the affected area in block 10679, lots 26 and 31, there is a store building and parking area, both of which were extended under variances granted by the Board under Cal. No. 473-48-BZ; that there is also a large parking area in conjunction with a Howard Johnson restaurant within the affected area in block 10689, lot 16; that the building line in front of the subject site runs at an angle to the normal building line of Hillside avenue, which increases the street width east of the site to 170 ft.; that however, the actual paved roadway continues on a straight line, creating an undeveloped street area in front of and to the east of the site; that this area is not actually developed as a street and it is used as an informal parking space in front of the stores and diner; and

WHEREAS, the applicant states that on July 25, 1916 the portion of the property within 100 ft. of Hillside avenue was in a business use district and the balance in a residence use district; that the entire property was in a D area district and a class 1 height district on July 25, 1916; that on January 27, 1947 the business use portion of the property was changed to local retail; that on June 30, 1952 the portion of the property in the residence use district was changed to a G-1 area district and on the same date the height district of the entire site was changed to ½; and

WHEREAS, the applicant contends that in view of the fact that every effort has been made to develop the property to a conforming use without success and in view of the fact that the present proposal offers a more desirable development than the permitted conforming use for which plans were approved, it is requested that this application be granted for a temporary term of 15 years; and

WHEREAS, the applicant states that the present owner has held title to the property since March 19, 1954 and that the assessed valuation of land is $13,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, April 5, 1955" (3 sheets) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be arranged and constructed substantially as indicated on such plans; that the accessory building shall be of the location and design as indicated, without cellar underneath and constructed with the exterior facades of face brick; that the rear portion of the premises for a distance of approximately 33 feet, as shown, shall be planted to grass and kept in an orderly condition, with planting along the rear lot line and along the lot line, where shown, of 218th

Place; that such planting shall be protected with curbing not less than eight inches in height and six inches in width; that the toilets shall be arranged in the accessory building so as not to have the doors contiguous; that the pumps shall be erected not nearer than fifteen feet to the street building line of Hillside Avenue and shall be of a low approved type; that curb cuts shall be limited to two curb cuts each thirty feet in width to Hillside avenue, where shown, and one curb cut within the first twenty-five feet from the intersection along 218th Place; that no portion of any curb cut shall be nearer than five feet to any lot line as prolongated; that there shall be erected at the intersection within the building line a block of concrete extending for a distance of approximately five feet along either building line and not less than twelve inches in height; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the balance of the premises where not covered by planting, pumps or accessory building shall be paved with concrete or bituminous paving; that there shall be erected along the rear lot line a masonry wall faced with face brick, where shown, not less than five feet six inches in height and a similar wall shall be erected from the rear lot line for a distance of thirty-three feet, where shown; that a similar wall shall also be erected along the building line of 218th place for a distance as shown; that such walls shall have suitable masonry terminating posts; that where the existing fence occurs between these premises and the adjoining premises to the west no additional fencing need be constructed where shown; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line, at the intersection, of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at a right angle to Hillside Avenue; that under Section 7i there may be minor repairing with hand tools for adjustments maintained only in the accessory building; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

454-55-BZ

APPLICANT—Office of Alfred Easton Poor, for Empire Trust Co., owner.

SUBJECT—Application June 8, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution to permit in a retail use, B area district, the proposed vertical extension of the existing elevator shaft in the northeast corner of the building.

PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Craig, Harold Collins, Charles H. Weder and Moorhead C. Kennedy

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 51st street are in retail and restricted retail use, B area, class 1½ height districts; 5th avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1955 acting on Alt. Applic. 614-55, reads:

"1. The proposed vertical extension of the existing elevator shaft located in the N.E. corner of the building, in a "B" area district is contrary to Article IV section 12(a) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100.5 ft. in depth, on which exists a four story building of class 1 construction, 50 ft. front, 100.5 ft. deep, 81 ft. in height; that it is proposed to extend existing elevator shaft in the northeast corner of the building; and

WHEREAS, the applicant states that this building was erected in two halves and joined vertically; that the westerly half (25 ft. by 100 ft., No. 9 West 51st street) was approved for construction by the department of housing and buildings on February 3, 1937, permit issued February 17, 1937 and construction commenced February 17, 1937; that the completion date was September 24, 1937 and certificate of occupany was issued October 6, 1937; that this portion measured 25 ft. by 100 ft. at curb level, starting at a point 225 ft. from the intersection of 5th avenue and West 51st street; that the identical second half, but opposite hand to the east hand (25 ft. by 100 ft., No. 7 West 51st street), was approved for construction by the department of housing and buildings on June 11, 1940, permit issued July 16, 1940 and commencement August 16, 1940; that this second half which was attached to the first half at its easterly lot line was completed February 19, 1941 and certificate of occupancy issued March 18, 1941; that this last construction project, approved under two applications, N.B. 107-40 and Alt. 1573-40, made the building into a whole unit, either portion being completely dependent upon the other for egress facilities, utilities and ventilation; that article IV, section 19(f) which was adopted June 27, 1940 as its effective date, states: if an additional story or stories are added to a building existing at the time of the passage of this resolution, the courts and yards of which do not conform to the requirements of this article, the least dimensions of yards and courts shall be increased from the top of the existing yards or court walls as though they were of the prescribed dimensions at such heights and the carrying up of existing elevator and stair enclosures shall be exempted from the provisions of this article; and

WHEREAS, the applicant contends that since this building was erected by September 24, 1937 and the addition of the east section during 1940 was an alteration due to the fact that either half was completely dependent structurally upon the other, and the means of egress are common to both halves, it is felt that the existing building would come under the provisions of section 19(f) of area district exceptions and therefore this would permit the extension of the elevator shaft at the northeast corner of the building; and

WHEREAS, the applicant states that the present owner has held title to the property since July 21, 1950; that the assessed valuation of land is $285,000 and of the building $465,000, making a total of $750,000; that the building was erected in 1937; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 455-55-A; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; and that the work proposed shall be as shown by plans filed with this application marked, "Re

ceived June 8 1955" (7 sheets), and "October 27, 1955" (one sheet).

455-55-A

APPLICANT—Office of Alfred E. Poor, for Empire Trust Co., owner.

SUBJECT—Application June 8, 1955—Appeal from a decision of the borough superintendent—re fire tower and egress.

PREMISES AFFECTED—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Craig, Harold Collins, Moorhead C. Kennedy and Charles H. Weder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 12, 1955 on Alt. App. 614/55 reads:

"2. Proposed extension of building to a height over 75 feet will require a fire tower. Section 6.5.1 B.C."

"3. Provide means of egress in a continuous passage from stairs to street. Section 6.3.1 B.C."

nd

WHEREAS, the applicant states that the building is 2 stories, 48 ft. in height 50 ft. by 100 ft. in area at street level, 50 t. by 90.5 ft. in area at typical floor level, of class one onstruction, erected in 1937, on a lot 50 ft. by 100.5 ft. in rea in a retail use, B area, class 1½ height district and used nd occupied since erection as follows: cellar—safe deposit torage; 8 persons; basement—banking, 25 persons; 1st floor –banking, 28 persons; mezzanine—banking, 12 persons; 2nd oor—office, 35 persons; penthouse—fan room; for which se and occupancy Certificate of Occupancy No. 27480 was ssued March 18, 1941 upon completion of work under N.B. pp. 107/40 and Alt. App. 1573/40; and

WHEREAS, the applicant states that is it now proposed to dd two additional stories and penthouse to the existing uilding and to extend all facilities such as utilities, egress nd elevators; that the proposed vertical extension will place ie roof beams 81 ft. above the curb level on West 51st reet; and

WHEREAS, the applicant contends as to objection 2, issued the borough superintendent, that the existing building hich has a single occupancy, is serviced by two interior airs; that to be required to convert one of these stairs to fire tower would constitute a great hardship; that the uilding is in small dimension and the proposed extension ill expand the building to its economical and structural nits; and

WHEREAS, the applicant contends as to objection 3, issued the borough superintendent, that a variance is requested permit the maintenance of existing egress facilities by the o interior stairs located in the southwest corner and the rthwest corner of the building; that the northwest stairs as approved February 3, 1937 and will be extended to the w roof and to the lowest cellar level where it will conct by passage to the southeast stairs and thence to the eet, that this stair also has egress at the first floor to bank's public space and thence directly to the street; ut the southeast stair which was approved June 11, 1940 tends from the new roof to the street level within 8 ft. doors giving direct egress to the street; that the building in single occupancy throughout and occupied only by the ner; that the proposed extension will bring the building its ultimate expansion possibilities and that the new eleor proposed will expedite egress in a case of emergency.

Resolved, that the decision of the borough superintendent, Acting on Alt. App. 614/55, Objections Nos. 2 and 3, *on condition* that the stairways and means of exit shall be provided as indicated on plans filed with this appeal marked, "Received June 8, 1955" (10 sheets) and "September 30, 1955" (11 sheets); and that in all other respects the buildng and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 454-55-BZ; and that this variance shall continue only so long as the building is occupied as a bank as proposed and is not extended in height or area.

Adjourned: 12:55 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 9, 1955, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

469-45-A—Vol. II

APPLICANT—Seymour A. Mitteldorf, for 2370 Hoffman street Corp., owner (Lindy Heaters, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—2368-2370 Hoffman street, east side, 269.28 ft. south of East 187th street, Block 3065, Lot 27, Borough of the Bronx.

APPEARANCES

For Applicant: Seymour A. Mitteldorf.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision of the borough superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

387-55-A

APPLICANT—William H. Hickin, for E. I. du Pont de Nemours and Co., owner.

SUBJECT—Application May 9, 1955—Appeal from a decision of the fire commissioner re Classification of blasting agent known as "Nitramon" and "Nitro-Carbo-Nitrate" for use in New York City.

APPEARANCES—

For Applicant—William H. Hickin, G. H. Smith, W. G. McKenna, H. A. Campbell and H. T. Rittman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over for decision by the Board; hearing closed; date to be determined.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.

SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince.

MINUTES

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 2 P. M., for inspection and decision; hearing previously closed.

723-55-A

APPLICANT—Frank Lloyd Wright for Solomon R. Guggenheim Foundation, owner.

SUBJECT—Application September 14, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1071 Fifth avenue, east side, from East 88th to East 89th streets, Block 1500, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob Feld and Edward C. Sherwood.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over date to be set for further consideration by the Board; applicant to be notified.

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application for consideration—reopening as to an amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i and 19A of the zoning resolution, permitting in a residence and business use district, the maintenance of a legal use of public garage, store and one family dwelling and permitting the continuance of present use of motor vehicle repairing and permitting the proposed opening in rear wall between buildings, and permitting the loading and unloading space without the required height and width of door openings.

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on October 19, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 4, 1955 and April 26, 1955; and

WHEREAS, the resolution was amended on January 4, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1954, as thereafter *amended* by resolutions adopted through April 26, 1955, by adding thereto:

"that the existing door may be permitted to remain if in good working condition and deemed to be fireproof by the Borough Superintendent even though not labeled as such, as shown on plans filed with this request for amendment marked 'Received October 17, 1955,' (1 sheet.)." (Alt. 3668/53).

178-41-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, new owner; (Joseph Samet, former owner).

SUBJECT—Application for consideration—reopening as to an amendment for change of owner, time to complete, term of variance and size of accessory building—re Application (decision of the borough superintendent); previously granted on condition, under section 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended, term and time extended; new owner recorded.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 29, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution, extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 29, 1955, Vol. II, in the following respects:

"to record the owner as the Esso Standard Oil Company, present owner; Joseph Samet, former owner;

"that irrespective of the requirements in resolution above cited, the size of the accessory building may be reduced to 61 feet by 30 feet on the ground, finished with face brick with porcelain enamel trim on the two street fronts and with common brick finish on the other two sides, as acted on by the Borough Superintendent in decision dated August 25, 1955, and as shown on revised plans marked 'Received October 17, 1955', (2 sheets); and *granted* under section 7, subdivision f for a term of fifteen years from the date of this *amended* resolution; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution." (N.B. 1399/53)

577-42-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the extension of an existing gasoline service station, for parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—1 Bay Ridge avenue and 6833 Shore road, northeast corner, Block 5859, Lots 10 and 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 12, 1943, on certain conditions; and

WHEREAS, the resolution was amended on July 27, 1943; and

WHEREAS, the term of variance was extended from time to time and last extended on November 8, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1943, as thereafter *amended* by resolutions adopted through November 8, 1950, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (BN 1375/42)

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution permitting in the local retail use district, the erection and maintenance of a gasoline service station lubritorium, car wash, motor vehicle repairs, show room for new and used cars, parts department and office and permitting the parking and storage of cars, for a term of fifteen years.

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. II, on May 17, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of the term variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 17, 1955, only far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision e for a term of 15 years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy, shall be obtained." (N.B. App. 583/53)

1-52-BZ—Vol. I

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking of more than five motor vehicles waiting to be serviced, with proposed curb cut, show window and sign more than the permitted distance from the intersection.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-740 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6 and 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 25, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 1, 1953 and November 9, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 25, 1952, as thereafter *amended* by resolutions adopted through November 9, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 497/52)

833-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Michael Flax, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, (non-automatic), motor vehicle repairs, storage and sale of accessories and office and permitting the parking for a term of years and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—5916-5930 Foster avenue and 1512-1524 Ralph avenue southwest corner, Block 7955, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Admlnistration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 1, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 8, 1954 and June 14, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as adopted by the Board on May 12, 1953, as thereafter *amended* by resolution adopted December 1, 1953 and June 14, 1955, by adding thereto:

"that the arrangement and size and location of the proposed accessory building and the construction of such building by using Carrera glass on the two walls of the building facing the residence district instead of brick as originally proposed may be permitted and there may be two curb cuts to Foster avenue each thirty feet in width instead of three twenty-five feet in width as originally proposed and as now shown on revised plans marked, "Received October 6, 1955" (2 sheets) and that in all other respects the above cited resolution shall be complied with." (N.B. 1352/52)

109-54-BZ

APPLICANT—Leonard F. Rothkrug and Anthony J. Daidone for Bakery Products Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete and obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy of existing structure from private garage to motor vehicle repair shop for owner's motor vehicles, and permitting the erection and maintenance of a gasoline service station, for use of owner only, and permitting the parking and storage of employee's and owner's motor vehicles on unbuilt upon portion of plot, no fee to be charged.

PREMISES AFFECTED—1173-1181 Madison street, north side, 250 ft. east of Central avenue, Block 3360, Lots 46, 47 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 3326/53)

359-54-BZ

APPLICANT—Charles M. Spindler, for Muller Brothers Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than the area permitted in a D area district and permitting a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner, Block 3171, Lot 28, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 441/54)

468-54-BZ

APPLICANT—Ingram S. Carner, for William Redder, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the Borough Superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars waiting to be serviced; and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner on Utopia parkway and Horace Harding boulevard (previously granted by the Board for a term of years under Cal. No. 77-32-BZ).

PREMISES AFFECTED—175-33 to 175-41 Horace Harding boulevard, 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative .....

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the resolution was amended on July 19, 1955 and

WHEREAS, the applicant requested an extension of time o obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does ereby *amend* the resolution adopted on October 26, 1954, s thereafter *amended* by resolution adopted July 19, 1955, nly as to the time within which to obtain permits and com- lete the work, so that as *amended* this portion of the reso- ution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the property has been condemned for the widening of Horace Harding boulevard although payment has not been made, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1109/54)

2-54-BZ

PPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corporation, lessee).

UBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resoluion, permitting in a residence and business use district, the change in occupancy from public garage and office, to warehouse and office.

REMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

PPEARANCES—

For Applicant: Moritz Simon.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

CTION OF BOARD—Application reopened and time to omplete work extended.

E VOTE—

ffirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

egative 0

E RESOLUTION—

WHEREAS, this application was granted by the Board on ruary 23, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time btain permits and complete the work.

esolved, that the Board of Standards and Appeals does by *amend* the resolution adopted on February 23, 1955, as to the time within which to obtain permits and com- e the work, so that as *amended* this portion of the reso- n shall read:

"that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 4250/53).

54-A

PLICANT—Moritz Simon, for Beatrice L. Goldman, ner (Santa Fe Packing Corp., lessee).

JECT—Application for consideration—reopening as to endment of resolution—re Appeal from a decision of borough superintendent; previously granted on condi- n.

MISES AFFECTED—201-203 St. Marks avenue, th side, 125 ft. west of Vanderbilt avenue, Block 1144, t 64, Borough of Brooklyn.

EARANCES—

Applicant: Moritz Simon.

Administration: Samuel L. Becker, Dep't of Housing nd Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on February 23, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 23, 1955, by adding thereto:

"that the liveload per superficial foot shall not be less than 75 lbs. on the second floor for the use herein permitted and as passed on by the Borough Superintendent under Alt. 4250/55."

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the maintenance of present use by permitting the change of use of building C from four truck garage to four truck and two pleasure car garage, and the use of existing gasoline pump and tank for owners use only and the change of use of public garage in building D to storage of baled waste paper, rags and scrap iron, and the change of use of building E from repair shop and garage to storage of baled waste paper and rags; building A and B to continued present legal uses of two family dwelling and store in building A and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23, and 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert. Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the owner is now ready to proceed, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2699/54)

368-19-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for Estate of Sam Berkowitz c/o Irving Rader, owner.

SUBJECT—Application for consideration—reopening as Vol. V as to consider extension of use and alterations,

subject to regular procedure—re Application (decision of the Borough Superintendent); previously granted on condition, under sections 7f, 7i and 7A of the zoning Resolution, permitting in a business use district, the erection and maintenance of an automobile showroom (new and used cars) and a gasoline service station, lubritorium, motor vehicle repairs, boiler room and office with show windows and curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1935-1939 Coney Island avenue, 1101-1111 Avenue "P", northeast corner, Block 6758, Lot 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. V, subject to the regular procedure, to consider extension of use and alteration.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

21-33-BZ—Vol. II

APPLICANT—John F. Fitzsimmons, for Felco Realty Corp., owner. (Knapp Auto Bodies, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider increases of use, subject to regular procedure—re Application (decision of the Borough Superintendent); previously denied, under section 21 of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—181-02 to 181-18 Hillside avenue, 88-01 181st street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider increase of uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

559-47-BZ—Vol. IV

APPLICANT—Ralph E. Leff, for Ace Automobile Sales Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. IV as to extension of use, subject to regular procedure—re Application (decision of the Borough Superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs and office.

PREMISES AFFECTED—1104-1140 Coney Island avenue, west side, 100 ft. north of Avenue "H", Block 6498, Lots 32 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gerald Siegel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

231-48-BZ—Vol. II

APPLICANT—William B. Lichtner, for Elias and Stella Horowitz, owners.

SUBJECT—Application for consideration—reopening as Vol. II as to consider revised proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a one-family residence and accessory garage without the required setback from the front line.

PREMISES AFFECTED—745 Cornaga avenue, 747 Annapolis avenue, southeast corner, Block 65, Lot 3, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider revised proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

21-52-BZ—Vol. II

APPLICANT—Paul Friedman for Minnie Berkowitz, owner.

SUBJECT—Application for consideration—reopening as Vol. II alleged new facts—re Application (decision of the borough of superintendent); previously denied, under sections 7e, 7f, 7i, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles with proposed curb cut more than the permitted distance from the intersection, all for a term of fifteen years.

PREMISES AFFECTED—379-389 Kings Highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly .....
Negative: .....

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application for consideration—reopening to restore to docket—re Application (decision of the borough superintendent); previously withdrawn, under section 7 of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street, 901-91 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn

APPEARANCES—
For Applicant: Joseph C. Hans.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and restored to docket, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

16-54-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.
SUBJECT—Application for consideration—reopening as Vol. II to consider a revised proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a one story and cellar structure, to be used for doctor's offices, using more than the area permitted and without the required rear yard.
PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.
APPEARANCES—
For Applicant: John W. McClancy, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and restored to the docket as Vol. II, to consider revised proposal, subject to the regular procedure, previously withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

7-40-SM

APPLICANT—Triangle Steel Products Corp., owner-manufacturer.
SUBJECT—Application for consideration—reopening as to an amendment to construction of door for report—re Triangle Three Hour Hollow Metal Fire Door; previously approved.
APPEARANCES—
For Applicant: S. Cohen.
ACTION OF BOARD—Application reopened for report as to amendment.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

-54-SM

APPLICANT—The Wiremold Company, owner.
SUBJECT—Application for consideration—reopening as to report as to change of model number—re Wiremold Flexible Connector; previously approved.
APPEARANCES—
For Applicant: Kenneth Davidson.
ACTION OF BOARD—Application reopened for report as change of model number.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0

53-SA

APPLICANT—Speed Queen Corporation, owner.
SUBJECT—Application August 24, 1953—Speed Queen Clothes Dryer (gas-fired), Models DG11 and DG12, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Laid over to November 15, 1955, at 2 P. M., for further consideration by the Board.

Adjourned: 4:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

---

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 27, 1955, as they appeared in Bulletin No. 40, Vol. 40, are hereby corrected to read as follows:

264-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Excelon Tile (Vinyl), approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 264-54-SM
Subject: Excelon Tile (vinyl floor tile), approval of.

Armstrong Cork Company, Lancaster, Pennsylvania filed April 6, 1954 an application with the Board of Standards and Appeals for approval of the material known as Excelon Tile (vinyl floor tile) under the provisions of C26-667.0 Administrative Building Code.

Purpose

The material is to be used as a floor covering.

Description

The tile is a vinyl asbestos plastic tile containing vinyl plastic, asbestos, mineral filler and color pigments and is of the semi-flexible type of floor tile.

The tile is laid using the asphalt tile installation technique.

The tile comes in standard sizes, similar to the resilient tile sizes.

Inspection and Test

Samples of the tile were inspected at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and the thickness of the tile was found to comply with the requirements of C26-667.0.5a Administrative Building Code.

The following additional tests were conducted at Lancaster, Pa.

1. Abrasion—taber wear index—175
2. Residual Indentation—25 lbs. for 72 hours, load removed recovery 24 hrs. Residual indentation—0.003
3. Resistance to oils and grease—no softening
4. Resistance to solvents and reagents—swelling and softening.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Excelon Tile (vinyl floor tile) for voluntary use in New York City under the provisions of C26-667.0.4.a Administrative Building Code on condition that the containers in which these tiles are marketed shall

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 264-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

---

* Correction—C26-667.0, 5a changed to C26-667.0, 4a under the heading of *Recommendation* in the report of the Committee on Test.

---

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 27, 1955, as they appeared in Bulletin No. 40, Vol. 40, are hereby corrected to read as follows:

265-54-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application April 6, 1954—Granette Corlon (Vinyl) Floor Covering, approval of.

APPEARANCES—
For Applicant: H. T. Stark.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 265-54-SM

Subject: Granette Corlon Floor Covering, approval of.

Armstrong Cork Company, Lancaster, Pennsylvania, filed April 6, 1954 an application with the Board of Standards and Appeals for approval of the material known as Granette Corlon Floor Covering under the provisions of C26-667.0 Administrative Building Code.

Purpose

The material is to be used as a floor covering.

Description

The material is a resilient floor covering compressed of vinyl resins, non-volatile plasticisers and mineral fillers intimately mixed and pressed on a backing carrier of saturated felt and formed into rolls of a varying length and having a maximum width of 6-0". The installation technique is the same as for linoleum.

Inspection and Test

Samples of the material were inspected at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and the thickness of the material was found to comply with the requirements of C26-667.0.5.a Administrative Building Code.

The following additional tests were conducted at Lancaster, Pa.

1. Abrasion—Tabor Wear index—475.
2. Residual indentation—75 lb. load for 72 hours, load removed and recovery for 24 hours. Residual indentation—0.003.
3. Resistance to oils and grease—48 hr. immersion—no softening.
4. Resistance to solvents and reagents—shows a slight softening.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the material known as Granette Corlon for voluntary use in New York City under the provision of C26-667.0.4 Administrative Building Code on condition that the container in which this floor covering is marketed shall be marked, tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 265-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

---

* Correction—C26-667.0, 5a changed to C26-667.0, 4a under the heading of *Recommendation* in the report of the Committee on Test.

2.05-
EW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building
New York City

Vol. XL | Subscription $10.00 a year | November 22, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 47

DEC 1955

DIRECTORY
BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

Docket.

Files Directory.

Minutes of Regular Meeting Tuesday Morning, November 15, 1955, Affecting Calendar Numbers 19-26-BZ—Vol. V, 496-32-BZ—Vol. II, 510-39-BZ—Vol. II, 529-37-BZ—Vol. II, 555-54-BZ, 556-54-BZ, 557-54-BZ, 569-54-BZ, 46-55-BZ, 153-55-BZ, 167-55-BZ, 240-55-BZ, 59-55-BZ, 416-55-BZ, 666-55-BZ, 539-43-BZ—Vol. II, 0-55-BZ, 122-31-BZ—Vol. II, 585-42-BZ—Vol. III, 01-54-A, 193-55-BZ, 264-55-BZ, 313-55-BZ and 678-5-BZ.

Minutes of Regular Meeting Tuesday Afternoon, November 15, 1955, Affecting Calendar Numbers 681-53-SA, 3-39-SM—Vol. II, 1439-39-SM—Vol. II, 985-40-SM Vol. III, 764-47-SA—Vol. II, 897-48-SA, 215-52-SM, 8-54-A—Vol. II, 31-55-A, 779-55-A, 632-54-A—Vol. , 273-55-A, 428-55-A, 697-55-A, 492-27-BZ—Vol. II, -30-BZ—Vol. II, 86-37-BZ—Vol. II, 450-37-BZ, 1148--BZ—Vol. III, 260-42-BZ, 524-52-BZ, 669-54-BZ, 1-54-BZ, 978-54-BZ, 408-44-BZ—Vol. III, 208-46-BZ Vol. IV, 162-50-BZ—Vol. II, 906-50-BZ, 233-54-BZ Vol. II, 528-37-BZ—Vol. II and 513-50-BZ—Vol. II.

Rejections Affecting Calendar Numbers 266-54-SM, 27-54-SM, 446-54-A and 48-55-SM.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION
10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to November 15, 1955

Cal. No. *Dept.* *Premises Affected*

881-55-SA—Dryerette, Jr. (laundry dryer-gas-fired), manufactured by Hoyt Manufacturing Corp., Appliance.

882-55-BZ—H.B.B.—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn, N.B. 2312-55—re auto washing, sales, used car sales in business and residence use district.

883-55-A—H.B.M.—683-685 Broadway, northwest corner of West 3rd street, Block 535, Lot 57, Borough of Manhattan, Alt. 678-55—re egress.

884-55-BZ—H.B.Q.—115-16 to 115-18 Atlantic avenue, southwest corner of 116th street, Block 9401, Lots 6 and 8, Richmond Hill, Borough of Queens, Alt. 2739-54—re repair shop, parking; extension of non-conforming use in a business use district.

885-55-BZ—H.B.M.—92 Madison street, south side, 247 ft. 10 in. east of Catherine street, Block 276, Lot 43, Borough of Manhattan, Alt. 1285-55—re parking and storage more than 5 cars in a residence use district.

886-55-BZ—H.B.M.—11 Monroe street, north side, 177 ft. east of Catherine street, Block 276, Lot 5, Borough of Manhattan, Alt, 1283-55—re parking and storage of more than 5 cars in a residence use district.

887-55-A—F.D.—145-26 Liberty avenue, southwest corner of Princeton street, Block 10046, Lot 9, Jamaica, Borough of Queens, Order No. 10800-5—re barred windows.

888-55-A—H.B.Q.—157-50-9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechurst, Borough of Queens, Alt. 390-55—re frame structure (school use); exits, etc.

889-55-BZ—H.B.Q.—69-15 164th street, east side, 110 ft. south of 69th avenue, Block 6931, Lot 41, Flushing, Borough of Queens, N.B. 3908-55—re gasoline service station, car washing, repairs, parking and storage, etc.

890-55-A—H.B.B.—2951 Brighton 4th street, east side, 147 ft. 6 in. north of Ocean View avenue, Block 7284, Lot 404, Borough of Brooklyn, Alt 2096-55—re frame structure in fire limits.

891-55-A—H.B.B.—2955 Brighton 4th street, east side, 120 ft. north of Ocean View avenue, Block 7284, Lot 403, Borough of Brooklyn, Alt. 4441-54—re frame structure within fire limits; frame party wall, etc.

892-55-BZ—H.B.M.—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan, Amendment to N.B. 54-55—re rear yard, etc.

893-55-BZ—H.B.M.—529 East 11th street, north side, 285.6 ft west of Avenue B, Block 405, Lot 48, Borough of Manhattan, Alt. 1438-55—re parking of more than five moto vehicles in a residence use district.

894-55-SM—A.C.E. Fil-O-Matic (cast iron bushing wit float-signal system for filling vent pipe), Models U and UX manufactured by A.C.E. accessories Division of Kresno Stamm Manufacturing Co., Material.

895-55-SM—Burton's All Steel Shores (temporary support in shoring of concrete beams, etc.), manufactured by Th Patent Scaffolding Co., Inc., Material.

896-55-SM—Advance Tubular Steel Scaffolding, manufac tured by Beaver-Advance Corp., Material.

897-55-SA—Eastern Chemical Corp. Watertreat Injecto (for dishwashing machines), manufactured by Easter Chemical Corp., Appliance.

898-55-SM—Econocrete (admixture to concrete), manufac tured by Econocrete Corp., material.

899-55-SA—Commercial Aire Direct-fired Heating Equi ment for Light and Heavy Oils (using Nu-Way Oil Burn ers), Models 300, 400, 550, 800, 1000, 1250, 1500, 1750 a 2000, manufactured by Mammoth Furnace Co., Appliance.

900-55-SM—Penmetal Lightsteel 16 Gauge Channel Stu (load-bearing), Metal Lath and Plaster Partition Assembl manufactured by Penn Metal Co., Inc., Material.

Restored to Docket

333-39-SM—Vol. II—Double V Cinder Brick (reopen for test and report), manufactured by DeYorgi Bros., In Material.

1439-39-SM—Vol. II—Imperial Brass Manufacturing C Vacuum Breaker (to be used in conjunction with dir flushing valves), Model M-1314, manufactured by Imper Brass Manufacturing Co., Material.

764-47-SA—Vol. II—Lo-Blast Economite (power type conversion burners), Models 150C, 300C and 500, manuf tured by Mid-Continent Metal Products Co., Appliance.

985-40-SM—Vol. III—Gold Bond Travacoustic (¾ thickness) Incombustible Acoustical Tile, manufactured National Gypsum Company, Material.

233-54-BZ—Vol. II—H.B.M.—Franklin D. Roosevelt dri west side, from East 48th street to East 49th street, 403- East 48th street and 410-430 East 49th street, Block 1 Lots 1, 2, 3, 4, 5, 7, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 50, Borough of Manhattan, Alt. 30-55—re parking lot more than five motor vehicles, gasoline service station, tendant's shelter, etc., in a residence use district and l retail use district.

208-46-BZ—Vol. IV—H.B.B.—1500-1546 McDonald ave and 14-24 Avennue M, southwest corner, Block 6563, Lo Borough of Brooklyn, Alt. 2995-55—re change in occupa to yarn manufacturing, gasoline selling station, auto la dry, etc.

CALENDAR

08-44-BZ—Vol. III—H.B.M.—525-533 East 71st street, orth side, 113 ft. 8¾ in. west of Franklin D. Roosevelt rive and 524-528 East 72nd street, south side, 131 ft. 11⅜ n. west of Franklin D. Roosevelt drive, Block 1483, Lot 33, Borough of Manhattan, Alt. 1153-55—re proposed change n use to include loading and storage.

52-50-BZ—Vol. II—H.B.Q.—29-03 Sea Girt boulevard, outh side, from Beach 29th street to Beach 30th street, Block 87, Lot 1, Far Rockaway, Borough of Queens, N.B. 3591-54 -re gasoline and oil selling station, automobile repair shop, ar washing and lubritorium, in a residence use district.

ESIGNATIONS: H.B.—Department of Housing and Buildings; **.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** epartment of Housing and Buildings, Manhattan; **H.B.Q.**—Deartment of Housing and Buildings, Queens; **H.B.R.**—Department Housing and Buildings, Richmond; **H.B.Bx.**—Department of ousing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—re Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
rc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
rbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
ments, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
ments, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
rtificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
ncrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
ncrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
y Cleaning Establishments, Rules Covering	Sept. 15, 1955.
ncrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
evator Rules	Mar. 3, 1936—Vol. 21, No. 9
ection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
it Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
terior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
tory Exit Rules	Feb. 22, 1955.
e Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
e Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
e Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
e Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
eproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
me Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
chway Protection	June 5, 1928—Vol. 13, No. 23
ulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
hyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Burner Rules	May 25, 1954.
ning Protective Assemblies, Rules for Inspection of	May 27, 1954.
king and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
nbing Rules	Aug. 3, 1937—Vol. 22, No. 31
nbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
edure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
king in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
ying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
nkler, Rules	June 29, 1937—Vol. 22, No. 26
dpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
ctural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

ection I, List of Approved Gas Fired Heating Equipit, Gas Burner and Heater Accessories, Oil Fired ting Equipment and Oil Burner and Heater Acceses, issued June 1, 1955, listing all approvals through 24, 1955.

hese pamphlets may be purchased in Room 1014, nicipal Building, Manhattan. Single Copies—$1.25; Mail—$1.50.

urther Sections will be published, containing other oved materials and appliances.

NOVEMBER 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 22*, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

865-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.
SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.
PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed; applicant to file one or two comprehensive protographs showing the general conditions and a plan giving more details of the proposed retaining wall.

429-49-BZ Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists and osteopaths.
PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed; applicant to submit revised plans showing proposed conditions; administrative appeal to be heard on same date.

355-55-A

APPLICANT—Henry G. Harris, for E. Gabel, owner.
SUBJECT—Application March 31, 1955—re Appeal from a decision of the borough superintendent as to exits.
PREMISES AFFECTED—38 Central Park South, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

57-50-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and manufacturing use district the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.
PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed; companion "A" case to be calendared for same date.

58-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.
SUBJECT—Application reopened June 28, 1955 as Vol. II —re Appeal from a decision of the borough superintendent relating to exits.
PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

CALENDAR

956-54-BZ

APPLICANT—David Kraus, for Kerlin Homes, Inc., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.

PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.

Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed.

216-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.

SUBJECT—Application March 15 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district the storage and sale of compressors and parts, and off street loading.

PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.

Laid over from October 18, 1955, to November 22, 1955, for inspection and decision; hearing closed.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.

PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed.

232-55-BZ

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.

SUBJECT—Application March 25, 1955—re (decison of the borough superintendent) under sections 7(c) and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district; to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customers' cars within the residence use district portion of the lot.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

233-55-BZ

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under sections 7(c), 7(h) and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick Boulevard, northwest corner of 233rd street, and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.

PREMISES AFFECTED—133-25 233rd street, east side 97.25 ft. north of Merrick boulevard, Block 12973, Lots and 9, Laurelton, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955 for inspection and decision; hearing closed.

8-55-BZ

APPLICANT—David R. Dibner, for Hasag Realty Corp. owner (World Waste and Fibre Co., Inc., lessee).

SUBJECT—Application January 5, 1955—re (decision o the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district th storage and baling of new fabric remnants and wast clippings.

PREMISES AFFECTED—293 Church street, east side, 8 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

Laid over from October 25, 1955, to November 22, 1955 for inspection and decision; hearing closed.

13-55-BZ

APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S. F. Brown), owner (Car Wholesalers, Inc., lessee)

SUBJECT—Application January 12, 1955—re (decision o the borough superintendent) under sections 7e and 7A o the zoning resolution, to permit in a site partly in a business use district and partly in a residential district, the extension of the existing use for the sale of used cars int the residential district and to allow curb cuts at a point les than 75 ft. from the residential zone.

PREMISES AFFECTED—63-11 Queens boulevard, nort side, from 63rd to 64th streets, Block 1340, Lot 1, Jackso Heights, Borough of Queens.

Laid over from October 25, 1955, to November 22, 195 for inspection and decision; hearing closed.

127-55-BZ

APPLICANT—Patrick D. Concagh, for Harry Projansk Alfred Friedman and Samuel A. Mischel, owners.

SUBJECT—Application February 15, 1955—re (decision the borough superintendent) under sections 7b, 7f and 7i the zoning resolution, to permit in a business and unr stricted use district, the erection and maintenance of gasoline service station, car wash, lubritorium, storage ar sale of accessories, office, minor auto repairs, parking f more than 5 cars, and storage room.

PREMISES AFFECTED—491-497 East 163rd street, nor side, 80 ft. east of Washington avenue, Block 2368, Lo 55, 56, 57 and 58, Borough of The Bronx.

Laid over from October 25, 1955, to November 22, 195 for inspection and decision; hearing closed.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Phil Farbman, owner.

SUBJECT—Application April 1, 1955—re (decision of t borough superintendent) under section 7e and 21 of t zoning resolution, to permit in the retail use portion of plot located in a residence and retail use district the ere tion and maintenance of a gasoline service station, lubr torium, car wash, motor vehicle repairs and office, and permit the parking and storage of motor vehicles upon u built portion of plot, and to permit the erection of a light standard and combination sign pole with curb cu nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevar northeast corner of 193rd street, Block 5369, Lot 1, Flus ing, Borough of Queens.

Laid over from October 25, 1955 to November 22, 19 for notices to be sent out according to the regular procedu

255-55-BZ

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et a owners.

CALENDAR

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owner.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.
Laid over from October 25, 1955 to November 22, 1955, for inspection and decision; hearing closed.

256-55-A

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et. al., owners.
SUBJECT—Application April 1, 1955—re Appeal from a decision of the borough superintendent and from orders and decision of the fire commissioner—re class III construction—masonry walls.
PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-37 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

67-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.
UBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.
REMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.
Laid over from April 19, 1955, to May 10, 1955, for inection and decision; hearing closed; then to October 18, 55, for inspection nd decision; hearing closed; then to ctober 25, 1955, for full vote of the Board; then to ovember 9, 1955, for further inspection and decision; aring closed; then to November 22, 1955, for inspection d decision.

9-55-BZ

PPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
JBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a erm of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).
EMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.
Laid over to November 9, 1955, for inspection and decin; hearing closed; then to November 22, 1955, for fur- inspection and hearing at that time.

-55-A

PLICANT—Lama, Proskauer and Prober, for Harry and Leah Osias, Abraham Savedoff and Jack Parker, wners.
BJECT—Application February 21, 1955—re Appeal from decision of the borough superintendent—re erection of ame building for business use.
EMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

497-55-BZ

APPLICANT—Andrew Di Camillo, for 13th Avenue Holding Corp., owner.
SUBJECT—Application June 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D1 area district the erection of a building using more than the area permitted.
PREMISES AFFECTED—8118 13th avenue, west side, 60 ft. north of 82nd street, Block 6291, Lot 43, Borough of Brooklyn.
Laid over from November 9, 1955, to November 22, 1955, for inspection and decision; hearing closed.

666-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.
SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.
PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.
Laid over from October 25, 1955, to November 15, 1955, for inspection and decision; hearing closed; then to November 22, 1955, for inspection and decision.

416-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.
PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.
Laid over from October 11, 1955, to November 9, 1955, for inspection and decision; hearing closed; then to November 15, 1955, for revised plan of adjoining area and treatment of lot lines; then to November 22, 1955, for applicant to file revised plans showing location of building and walls.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use disstrict the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.
PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414 Lots 334, 336 and 340, Borough of The Bronx.
Laid over from September 13, 1955 to October 11, 1955, for inspection and decision; hearing closed; then to November 15, 1955, applicant to file plans showing exits and entrances of Major Deegan Highway; then to November 22, 1955, for further inspection and decision.

496-32-BZ Vol. II

APPLICANT—David Kraus, for Nathan Temares, owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II— re (decision of the borough superintendent) under sec-

CALENDAR

tions 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed extension of the building of roof level to create a new fifth floor, same height as the present penthouse, using more of the area than permitted by the Zoning Resolution.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

Laid over from November 15, 1955 to November 22, 1955, for applicant to obtain determination of Dept. of Housing and Buildings re second means of exit; and for inspection and decision.

46-55-BZ

APPLICANT—Arthur J. Goldsmith, for LaSalle Holding Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail district, a cabaret in an existing restaurant on premises.

PREMISES AFFECTED—34-36 East 60th street, south side, 131 ft. west of Park avenue and 178 ft. east of Madison avenue, Block 1374, Lots 42 and 43, Borough of Manhattan.

Laid over from November 15, 1955, to November 22, 1955, for applicant to file plans showing where music will be located and advise Board as to the class of buildings; hearing closed.

153-55-BZ

APPLICANT—Patrick D. Concagh, for Jessie Millefiori, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district the maintenance of existing uses of auto repair, body, fender and spraying shop.

PREMISES AFFECTED—2955-2957 Boston road, west side, 95.93 ft. south of Adee avenue, Block 4555, Lot 26, Borough of The Bronx.

Laid over from November 15, 1955, to November 22, 1955, at request of representative of attorney in objection, applicant concurring; no further requests for adjournments to be considered.

137-40-BZ Vol. II

APPLICANT—Charles M. Spindler, for Milton d/b/a Crescent Auto Service, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension in area of a gasoline service station, previously approved by the Board, to include auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 9694, Lot 17, Jamaica, Borough of Queens.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

915-54-BZ Vol. II

APPLICANT—Reuben A. Lazarus, for Double Jack Realty Inc., present owner.

SUBJECT—Application reopened July 19, 1955 as Vol. II —re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of subject premises (lot 28) for the parking and storage of motor vehicles.

PREMISES AFFECTED—233-239 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 25-28 inclusive, Borough of Manhattan.

928-54-BZ

APPLICANT—Larry Meltzer, for Jack and Palma Tarulli, owners.

SUBJECT—Application December 7, 1954—re (decision of the borough superintendent) under sections 21, 7e and 7f of the zoning resolution, to permit in a business use, D area district the demolition of frame office, structure, and to permit the extension of existing class 3 structure using more than the area permitted, to be used by fuel oil distributor, storage, sales and service of oil burner, parts and equipment, and to permit the use of structure as a storage garage for owner's motor vehicles, no public sale of gasoline.

PREMISES AFFECTED—8726-8730 18th avenue, west side, 103 ft. 3½ in. south of Rutherford place, Block 6402, Lot 36, Borough of Brooklyn.

58-55-BZ

APPLICANT—John F. Fitzsimons, for Leon and Margaret Sculti, owners.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7b, 7e and 7A of the zoning resolution, to permit in a residence and retail use district the maintenance of a storage yard for builders' materials and equipment, loading and unloading the parking in the open of 2 trucks used in the business; and to permit a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—134-14 218th street, west side 81.79 ft. south of Merrick boulevard, Block 13011, Lot 46 Springfield Gardens, Borough of Queens.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva owner.

SUBJECT—Application February 24, 1955—re (decision o the borough superintendent) under section 7h of the zon ing resolution, to permit in a residence use district park ing and storage of motor vehicles (pleasure cars only)

PREMISES AFFECTED—2861-2865 West 29th street east side, 190 ft. north of Mermaid avenue, Block 7011 Lot 61, Borough of Brooklyn.

327-55-BZ

APPLICANT—Albert E. Deer, for Morton Pickman an Samuel M. Berley, owners (owners under contract: Ess Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of th borough superintendent) under section 7e of the zonin resolution, to permit in a local retail use district the erec tion and maintenance of a gasoline service station, lub ritorium, auto laundry (non automatic), minor auto repai shop (with hand tools only) and the parking of moto vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, south east corner of 202nd street, Block 10496, Lot 52, Hollis Borough of Queens.

343-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph and An thony Carlo, owners.

SUBJECT—Application April 29, 1955—re (decision of th borough superintendent) under sections 7e and 7h of th zoning resolution, to permit in a residence use district th erection and maintenance of a building for restaurant us

with parking and storage of motor vehicles on vacant portion of plot.
PREMISES AFFECTED—234-248 Withers street and 134-144 Woodpoint road, southwest corner, Block 875, Lot 40, Borough of Brooklyn.

424-55-BZ
APPLICANT—Lama, Proskauer and Prober, for Howard A. Zimmerman, owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles on open lot, which is partly in a residence use district and partly in a business use district.
PREMISES AFFECTED—111-113 Erasmus street, north side, 84 ft. 5 in. east of Rogers avenue, Block 5105, Lot 76, Borough of Brooklyn.

574-55-BZ
APPLICANT—Paul Friedman, for Laura Roehrig, owner (Baisley Auto Body Inc., lessee).
SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a retail use district the proposed extension and use of premises for a motor vehicle repair shop, including body and fender work, welding and paint spraying, also free parking for patrons and employees.
PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *uesday afternoon, November 22,* 1955, at 2 o'clock in Room 013, Municipal Building, Manhattan, on the following atters:

35-55-SA
PPLICANT—Erie Meter Systems, Inc., owner.
UBJECT—Application June 6, 1955—Erie Remote Control Electric Gasoline Dispensing Pumps, Models 742, 645, 245 and 935, and Erie Remote Control Gasoline Pumps, Series 776, approval of.

8-55-SM
PPLICANT—Butler Engineering Company, Inc., owner.
JBJECT—Application April 12, 1955—Butler Electronolytic De-Scalers (used for inhibition and prevention of rust, scale and corrosion in boilers, tanks and hot water systems), approval of.

5-55-SM
PPLICANT—Martin Fireproofing Corporation, owner.
BJECT—Application May 26, 1955—Martin Fireprofing Corp., Steel Edge Gypsum Plank (roof deck structural slabs), approval of.

5-54-SM
PPLICANT—Michael Flynn Manufacturing Co., owner (Harold F. Basin, agent).
BJECT—Application November 9, 1954—Lupton Aluminum Master Projected Residence Casement Windows and Residence Double Hung Windows, approval of.

9-54-SM
PLICANT—Ameriacn Steel Band Company, owner.
BJECT—Application December 27, 1954—American teel Deck, Open Rib, Type P, approval of.

8-54-SM
PLICANT—American Steel Band Company, owner.
BJECT—Application December 27, 1954—American teel Deck, Closed Rib, Type R, approval of.

196-55-SA
APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces, approval of.

195-55-SA
APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Basement Oil-fired Forced Warm Air Furnace, approval of.

577-39-SA
APPLICANT—Iron Fireman Corporation, owner.
SUBJECT—Application reopened June 28, 1955 as to amendment to resolution as to additional model, Oil Burner, Model 3—re Iron Fireman Oil Burner, Model M; previously approved.

110-50-SM
APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened June 8, 1954 as to amendment to resolution as to additional style of asbestos cement siding shingles—re United States Gypsum Company Asbestos Cement Siding Shingles; previously approved.

647-48-SA
APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened October 4, 1955 as to amendment to resolution as to additional model of oil burner—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

283-50-SA—Vol. II
APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened October 4, 1955 as Vol. II for test and report as to new models 62 and 64—re Silent Automatic Model OCF-70, ABC Oil Burner Model 54; previously approved.

224-55-A
APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.
SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re use of spray booth and conveyor (not approved).
PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1 Borough of The Bronx.

527-55-A
APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.
SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

632-54-A—Vol. II
APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.
SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors.
PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

273-55-A
APPLICANT—Henry G. Harris, for Detmars Realty Co., Inc., owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent relating to construction and exits.

CALENDAR

PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.

SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.

PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

391-55-A

APPLICANT—John F. Fitzsimons, for Allied Vista Corp., owner.

SUBJECT—Application May 10, 1955—re Appeal from a decision of the borough superintendent—re frame building; 2 in. beams—fire limits.

PREMISES AFFECTED—23-41 126th street, east side, 247.67 ft. north of 25th avenue, Block 4230, Lot 16, College Point, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 29*, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed.

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of present uses of sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

Laid over from October 25, 1955 to November 1, 1955, at the request of an objector, applicant concurring; no further requests for adjournment; then to November 29, 1955, for inspection and decision; hearing closed.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

125-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R. M. H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessees).

SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough of superintendent) under sections 7c, 7e, 7f, 7h and 7i of the zoning resolution, to permit in a manufacturing retail and residence use district the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and free parking for employees and patrons only).

PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn.

Laid over from November 1, 1955 to November 29, 1955 for inspection and decision; hearing closed.

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district the change of use from shelter, outdoor garage parking of more than 5 cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, store parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3, and 5, Borough of Brooklyn.

Laid over from November 1, 1955 to November 29, 1955 for inspection and decision; hearing closed.

718-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastroiann owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7i and 7c of the zoning resolution, to permit in business use district the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on the property), and sale of used cars, to motor vehicle repair auto body and fender repairs, auto upholstery, parking and storage of more than 5 cars.

PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue Block 6860, Lot 32, Borough of Brooklyn.

Laid over from November 1, 1955, to November 29, 1955 for inspection and decision; hearing closed.

284-55-BZ

APPLICANT—Vito P. Battista, for Dora Heissenbutte owner.

SUBJECT—Application April 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—123 Bergen street, north side 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn.

Laid over from November 1, 1955 to November 29, 1955 for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp. owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

CALENDAR

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board; then laid over from October 18, 1955, to November 15, 1955, for applicant to submit a new decision of the borough superintendent, omitting the marinar and including the extension of the lot; then to November 29, 1955, at written request of the applicant for additional time to file revised plans and a new decision of the borough superintendent.

69-55-BZ

APPLICANT—Robert Gottlieb, for Leon Goldstein, owner.
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars for a term of 5 years.
PREMISES AFFECTED—2107-2109 Prospect avenue, west side, 100.21 ft. north of East 180th street, Block 3096, Lot 33, Borough of The Bronx.

Laid over from November 15, 1955 to November 29, 1955, for inspection and decision; hearing closed.

99-40-BZ

APPLICANT—Marie Braun, owner.
SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, less than the required width and occupying a greater area of the lot than permitted.
PREMISES AFFECTED—942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard, Block 3659, Lot 21, Borough of The Bronx.

1-40-BZ

APPLICANT—Marie Braun, owner.
SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, 1 in. less than the width required.
PREMISES AFFECTED—946 Metcalf avenue, east side, 4.42 ft. south of Eastern boulevard, Block 3659, Lot 23, Borough of The Bronx.

-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.
SUBJECT—Application reopened January 11, 1955 as Vol. I—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.
SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street— proposed widening of Springfield boulevard.
PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

35-34-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Estate of Fannie Levy, Albert L. Levy, Executor, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in a residence use district parking and storage of more than 5 cars.
PREMISES AFFECTED—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.
SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.
PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

111-51-BZ—Vol. II

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Application reopened and restored to docket October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the proposed change in occupancy of 1st and 2nd floors to office and factory, (previously dismissed), and change of occupancy of cellar to storage of film.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

112-51-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lots 43 and part of Lot 19, Borough of Manhattan.

237-55-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Application March 18, 1955—re Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

CALENDAR

674-52-BZ

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application September 17, 1952—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, sale and storage of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; all for a term of fifteen years.

PREMISES AFFECTED—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.

80-54-BZ

APPLICANT—Joseph Platzker and Philip Freshman, for Hotel Dryden, Inc., owner.

SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th street, south side, 100 ft. west of 3rd avenue, Block 894, Lot 52, Borough of Manhattan.

247-55-BZ

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy of first floor from store to restaurant, bar and cabaret, and on the second floor office to restaurant.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

248-55-A

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

710-55-BZ

APPLICANT—Ingram S. Carner, for Bertha Stratford, owner (Henry Kelly, lessee).

SUBJECT—Application September 13, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing, (non-automatic), office, storage and sale of auto accessories and parking of cars waiting to be serviced, without required setback from street.

PREMISES AFFECTED—246-02 to 246-08 South Conduit avenue, 138-57 to 138-59 246th street and 246-01 to 246-03 139th avenue, southeast corner, Block 13622, Lot 5, Rosedale, Borough of Queens.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24 —23 tentative, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 29, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re fire escape; exit.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue Inc., owner (Benenson Realty Corp., lessee).

SUBJECT—Appeal filed October 20, 1954—from an order and decision of the fire commissioner—re sprinkler in cabinets (storage of film).

PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty Two West 23rd Street Corp., owner.

SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provide 4" fuel oil storage concrete jacket for fuel oil storage tank

PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owner.

SUBJECT—Application November 29, 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.

PREMISES AFFECTED—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from decision of the borough superintendent—re reconstruction

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from decision of the fire commissioner relating to the install

CALENDAR

tion of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

789-55-A

APPLICANT—Columbia Pictures Corp., lessee, for Frezard Corp., owner.
SUBJECT—Application September 22, 1955—re Appeal from a decision of the borough superintendent—re removal of sprinkler heads and pipes.
PREMISES AFFECTED—711 5th avenue, northeast corner of East 55th street, Block 1291, Lot 1, Borough of Manhattan.

094-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.
SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

141-55-A

APPLICANT—DeRose and Cavalieri, for Tomasina Porcelli, owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent—re construction and exits.
PREMISES AFFECTED—2473 Hughes avenue, west side, 100 ft. south of East 189th street, Block 3077, Lot 39, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 6, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 6, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

383-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.
Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 18, 1955, for inspection and decision; hearing closed; then to November 1, 1955, applicant to file revised plans; then to December 6, 1955, at request of the applicant in order to furnish the revised plans previously requested.

1-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.
PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

539-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield.
SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.
PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.
SUBJECT—Application November 2, 1954—re (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.
PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.
SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

Laid over from November 9, 1955 to December 6, 1955, for inspection and decision; hearing closed.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.
SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.
PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.
SUBJECT—Application July 19, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.
PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed.

19-25-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

CALENDAR

SUBJECT—Application reopened June 29, 1954 as Vol. V —re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.
PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

Laid over from October 25, 1955 to November 15, 1955, at the request of an objectant, applicant concurring; no further requests for adjournment; then to December 6, 1955, for inspection and decision; hearing closed.

529-47-BZ Vol. II
APPLICANT—Knickerbocker Federal Savings and Loan Association, lessee, for Ralph DeMayo, owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7A of the zoning resolution, to permit in a business and residence use district, proposed extension of patrons parking, on a lot partly in a business use district, accessory to a structure wholly in a business use district, into the residence use district; curb cuts into a residence use district, proposed show window in rear south wall of building.
PREMISES AFFECTED—3474-3478 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of The Bronx.

Laid over from November 15, 1955, to December 6, 1955, at request of the applicant's representative; no further requests for adjournment to be considered.

84-53-BZ
APPLICANT—Madeline Szmanski, owner.
SUBJECT—Application reopened November 1, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.
PREMISES AFFECTED—164-07 to 164-09 122nd avenue, northwest corner of Smith street, Block 12379, Lot 1, Jamaica, Borough of Queens.

206-47-BZ—Vol. II
APPLICANT—Joshua Brown, for Antonino Coppola, owner.
SUBJECT—Application reopened April 27, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).
PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

905-53-BZ—Vol. II
APPLICANT—John Missale, owner.
SUBJECT—Application reopened June 14, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed use of light manufacturing in a 1 story building of class 3 construction.
PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue, Block 4683, Lot 49, Borough of The Bronx.

514-54-BZ
APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.
SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.
PREMISES AFFECTED—462-472 West 22nd street, south side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

869-54-BZ
APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.
SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

174-55-BZ
APPLICANT—Burke, Green and Groh, for Calesto De Simplicis, owner.
SUBJECT—Application March 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of patrons' and employees' cars, no fee to be charged.
PREMISES AFFECTED—227-15 147th avenue, northwest corner of 228th street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens.

184-55-BZ
APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.
PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

301-55-BZ
APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.
PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

302-55-BZ
APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.
PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

425-55-BZ
APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.
PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

CALENDAR

440-55-BZ

APPLICANT—Samuel Rosenblum, for Peter Doelger Realty Co., Inc., owner.

SUBJECT—Application June 3, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the proposed extension of the first story of a new building which exceeds the permissive coverage.

PREMISES AFFECTED—301-305 East 72nd street and 1392-1402 2nd avenue, northeast corner, 300-302 East 73rd street, Block 1447, Lots 1, 49, 50, 51, 52 and 149, Borough of Manhattan.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

556-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (K.D.B. Realty Holding Corp., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

557-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (Genevieve Naylor, lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio, and one family dwelling, (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).

PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed.

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.

CALENDAR

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).
PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

667-50-BZ—Vol. IV
APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.
SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.
PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

160-52-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Enlaw Corp., owner.
SUBJECT—Application reopened February 23, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a business and residence use district a proposed parking lot and miniature golf course on the residence use portion of the lot.
PREMISES AFFECTED—760-778 East 189th street, south side, from Southern boulevard to Prospect avenue, 2455-2479 Southern boulevard and 2450-2480 Prospect avenue, Block 3115, Lot 21, Borough of The Bronx.

342-54-BZ
APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.
SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.
PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

423-54-BZ—Vol. II
APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.
SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.
PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

767-55-A
APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.
SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.
PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ
APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.
SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.
PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

136-55-A
APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.
SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.
PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ
APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).
SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.
PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

675-55-BZ
APPLICANT—Paul Friedman, for William Spiller, owner.
SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, ½ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.
PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

803-55-BZ
APPLICANT—Peter A. Scarano, for Causeway Builders Inc., owner.
SUBJECT—Application October 14, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 district, the existence of a 2 family, 2 story residence of class 4 construction without the required setback from the street.
PREMISES AFFECTED—160-26 21st road, south side 25.07 ft. east of Clintonville street, Block 4879, Lot 32 Whitestone, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

MINUTES

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 1955 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 1, 1955, were approved as printed in the Bulletin of November 8, 1955, Vol. 40, No. 45.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V —re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Alfred D. Sang.

For Opposition: George M. Goldman, Alice Vasiliauskas, Vytaustas Vasiliauskas, Anna Rubbo, Salvatore Aragona, and Rev. James F. O'Donnell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for inspection and decision; hearing closed.

496-32-BZ—Vol. II

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed extension of the building at roof level to create a new fifth floor, same height as the present penthouse, using more of the area than permitted by the Zoning Resolution.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus and Nathan Temares.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to November 22, 1955 at 10 A.M. for applicant to obtain determination of Dept. of Housing and Buildings re second means of exit; and for inspection and decision.

10-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and William Walsh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. for further inspection and decision; hearing previously closed.

529-47-BZ—Vol. II

APPLICANT—Knickerbocker Federal Savings and Loan Association, lessee, for Ralph DeMayo, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c, 7e and 7A of the zoning resolution, to permit in a business and residence use district, accessory to a structure wholly in a business use district, into the residence use district; curb cuts in a residence use district, proposed show window in rear south wall of building.

PREMISES AFFECTED—3474-3478 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Frank J. Melioris.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1955 at 10 A.M. at request of the applicant's representative; no further requests for adjournment.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc. lessee).

SUBJECT—Application June 18, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26. Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel, Robert J. Philips and Sidney Diamond.

For Opposition: Samuel B. Seidel, Seymour Nathan, Margaret T. Bunzl, Marie E. Hyde, K. A. Oravetz, William P. Clark, Richard R. Levie, W. E. Flannery, Stanley F. Reed, Jr. and R. Diamond.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision; hearing closed.

556-54-BZ

APPLICANT—Siegel and Green, for 141 East 69th, Inc., owner (K. D. B. Realty Holding Corp., lessee).

SUBJECT—Application June 18, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former private residence).

PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Samuel B. Seidel, Stanley F. Reed, Jr., Richard R. Levie, Marie E. Hyde, Margaret T. Bunzl, William Clark, K. A. Oravetz, R. Diamond and Seymour Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision; hearing closed.

557-54-BZ

APPLICANT—Siegel and Green for 141 East 69 Inc., owner (Genevieve Naylor, lessee).

SUBJECT—Application June 18, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio, and one family dwelling (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).

PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Samuel B. Seidel, Stanley F. Reed, Jr., Richard R. Levie, Marie E. Hyde, Margaret T. Bunzl, R. Diamond, Seymour Nathan, Charles B. Gwynn, K. A. Oravetz, W. E. Flannery and William P. Clark.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A. M. for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to perimt in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Stanley W. Berman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. at written request of the applicant for additional time to file revised plans and a new decision of the borough superintendent; hearing previously closed.

46-55-BZ

APPLICANT—Arthur J. Goldsmith, for LaSalle Holding Corp., owner.

SUBJECT—Application January 14, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail district, a cabaret in an existing restaurant on premises.

PREMISES AFFECTED—34-36 East 60th street, south side, 131 ft. west of Park avenue and 178 ft. east of Madison avenue, Block 1374, Lots 42 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur J. Goldsmith, Fred Dahlem and Ruth Ranson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955 at 10 A.M. for applicant to file plans showing where music will be located and advise Board as to the class of building; hearing closed.

153-55-BZ

APPLICANT—Patrick D. Concagh, for Jessie Millefiori, owner.

SUBJECT—Application February 24, 1955—(decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district the maintenance of existing uses of auto repair, body, fender and spraying shop.

PREMISES AFFECTED—2955-2957 Boston road, west side, 95.93 ft. south of Adee avenue, Block 4555, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Sidney G. Hollander and Imre Benedek.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. at request of representative of attorney in objection, applicant concurring; no further requests for adjournments.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—(decision of the borough superintendent) under sections 7e, 7i of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Ralph Gargano.

For Opposition: Peter Belsito, Leon Glaser, Maria Fries, Sylvia Gutman, Anna De Conza, Theresa De Vito and Paul De Vito.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision; hearing closed.

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application March 25, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buricd tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Montague Casper, Charles Simpkins, Viola Simpkins, Louis Bernstein, Ann Wood, Pauline Huff, Oscar Hawkins, Carmela Rella, Marilyn Bernstein, Alice Dury, Leonard Rella, Gladwell H. Jackson, Emily Muratore, Anna Kalista, Rosa Powell, Alex Powell and J. Locurto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1955 at 10 A.M. for inspection and decision; hearing closed.

269-55-BZ

APPLICANT—Robert Gottlieb, for Leon Goldstein, owner

SUBJECT—Application April 6, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the park

ing and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars for a term of 5 years.

PREMISES AFFECTED—2107-2109 Prospect avenue, west side, 100.21 ft. north of East 180th street, Block 3096, Lot 33, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. for inspection and decision; hearing closed.

416-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. for applicant to file revised plans showing location of building and walls; hearing closed.

566-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.

SUBJECT—Application August 11, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.

PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

APPEARANCES—

For Applicant: Ambrose McCall, Jr.

For Opposition: William J. Parks and Abraham J. Springer.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 10 A.M. for inspection and decision; hearing previously closed.

39-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant stated that the owner has been unsuccessful in finding a suitable tenant; that the owner is now occupying part of the building for storage of wood products and the balance is used as permitted garage.

Resolved, that the application be and it hereby is *withdrawn.*

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Stanley W. Berman.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice, in view of sale of subject property to a new owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

122-31-BZ—Vol. II

APPLICANT—Arthur Saracino, owner.

SUBJECT—Application reopened October 11, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner of 142nd street, Block 1122, Lot 134, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Irving M. Getnick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application, permitting in a business use district, the erection and maintenance of a gasoline service station, was granted by the Board as Vol. I, October 8, 1931, on certain conditions; and

WHEREAS, the resolution was amended March 29, 1932; and

WHEREAS, on September 26, 1933, the term of variance was extended; and

WHEREAS, the term of variance was further extended under section 7f March 31, 1936 as Vol. II, and also on

March 15, 1938, March 5, 1940 and February 17, 1942; and

WHEREAS, the resolution was further amended March 30, 1943; and

WHEREAS, the term of variance was further extended from time to time and last extended on March 21, 1950; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which had expired by time limitation on March 21, 1955; and

WHEREAS, this application was reopened on October 11, 1955 and set for hearing on November 15, 1955 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 15, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 1, 1955 acting on Alt. Applic. 733-31 reads:

> "1. The approval of the gasoline station on this plot having expired on Mar. 21, 1955 (Cal. 122-31-BZ), request for renewal of original approval should be submitted to the B. S. & A. for its consideration."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 31, 1936 as thereafter amended by resolutions adopted through March 21, 1950, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

> ". . . *granted* under Section 7, subdivision f for a term of five years from the date of this *amended* resolution, to permit . . .; and that other than as herein amended the resolution above cited shall be complied with in all respects and a new Certificate of Occupancy obtained." (Alt. App. 733-31.)

585-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened October 5, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence district and in a Class D area the extension and maintenance of gasoline service station, lubritorium, office, car washing, minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—3975-3985 (official 3981) Hylan boulevard and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 5, 1954 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 1, 1955 after due notice by publication in the Bulletin; laid over to November 15, 1955, for applicant to file revised plans, showing pumps set back 15 feet, and for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, D area, class 1 height districts; Hylan boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 6, 1954 acting on N.B. Applic. 355-54, reads:

> "1. Proposed extension of an existing gasoline service station and the change of use from gasoline service station to gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles on a lot located partly in a residence use district and partly in a business use district is contrary to Art. II Sec. 3 and Art. II Sec. 4a (29) (46) of the zoning resolution.
>
> 3. Proposed business entrances within 75 feet from a residence use district is contrary to section 7-A of the zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, with a frontage of 113.83 ft. on Hylan boulevard 105.66 ft. on Nelson avenue, 100 ft. on the easterly lot line and 123.04 ft. on the northerly lot line; that part of the premises within 100 ft. of Nelson avenue is in a business use district and the remainder in a residence use district; that as of July 25, 1916 the entire premises was in a business use district and received its present use designation on December 31, 1951; that part of the premises within 100 ft. of Nelson avenue are in class D area district and the remainder of the plot is in a class E area district; that as of July 25, 1916 the entire plot was in a class D area district and received its present area designation on August 2, 1943; that the premises are presently developed with a gas station consisting of three 550 gallon gasoline tanks, four dispensing pumps, two open lifts, a one story frame shed 16 ft. by 16 ft. and a one story frame office 16 ft. by 20 ft.; that this gas station was established under fire department permit No. 551 of 1922 and no certificate of occupancy was issued; and

WHEREAS, the applicant states that it is proposed to secure a variance in order to permit the extension of the existing gas station to a plot having a frontage of 113.83 ft. on Hylan boulevard, 105.66 ft. on Nelson avenue, 123.04 ft. on the northerly lot line and 100 ft. on the easterly lot line; that it is also proposed to remove all existing structures, gasoline pumps and rebuild the gas station to consist of eight 550-gallon gas tanks and four dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction having a frontage of 44 ft. and a depth of 27 ft., and contain the conjunctive uses of lubritorium, minor auto repairs, car washing, utility room and store; that part of the plot will be reserved for the open parking and storage of motor vehicles; that a variance to rebuild this gas station was granted by the Board under Cal. No. 585-42-BZ—Vol. II, but said gas station was not altered or rebuilt to this date; and

WHEREAS, the applicant contends that Hylan boulevard is a main auto lane leading across the Borough of Richmond and as such the proposal is entirely within keeping at this point; that the necessity for the proposal has been established by the continuous operation of this station since 1922; that the removal of the present buildings and open lifts and its replacement with a new and modern building will improve the appearance of the neighborhood; that the relocation of pumps 15 ft. behind the street building lines will improve conditions and remove any possible pedestrian hazards; that a planting area will be provided along the northerly and easterly lot lines, which will provide additional light and ventilation to adjoining properties; that the present curb cuts on Hylan boulevard now have a total length of 103 ft. and as proposed to be rebuilt, they will only total 91 ft.; that the proposed cuts are required for continued operation of the gas station and as they now exist the residential aspect of Hylan boulevard will not be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1927; that the assessed valuation of land is $11,000 and of the building $2,000 making a total of $13,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were previously inspected by a commitee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the

application be and it hereby is *granted* under Section 7c to permit the lawfully existing gasoline service station to be increased as to area and reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked, "Received August 8, 1954", (5 sheets) and "October 24, 1955" (one sheet) and "November 7, 1955" (4 sheets) *on condition* that all the buildings and uses on the premises shall be removed and the premises shall be reconstructed and rearranged as indicated on such plans showing the proposed conditions, above referred to, as received November 7, 1955; that the accessory building shall be of a design and arrangement as proposed and faced with face brick on all exposed sides; that the legend shown may be of plastic; that there shall be no cellar under the accessory building; that the equipment for oiling and greasing and washing shall be of the hydraulic type; that pumps shall be of a low approved type and erected not nearer than fifteen feet to the existing building lines of Hylan boulevard and Nelson avenue; that planting shall be maintained where shown along the lot lines to the north and east, with suitable planting, and protected with a concrete curbing six inches in height, or higher, and six inches in width; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building lines at the intersection of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to have two leaves, one reading toward Nelson avenue and one toward Hylan boulevard; that the balance of the premises shall be paved with concrete or asphaltic pavement; that within the intersection there shall be erected and maintained a block of concrete extending for a distance of not less than five feet along either building line and not less than twelve inches in height; that curb cuts shall be restricted to two curb cuts to Hylan boulevard, each not over thirty-five feet in width; that the most easterly curb cut shall be removed from the side lot line, as prolongated, for a distance of not less than ten feet to permit relocation of pole; that there may be two curb cuts to Nelson avenue of thirty feet in width each; that there may be no portion of any curb cut shall be nearer than five feet to any lot line, as prolongated, except the easterly curb cut to Hylan boulevard as above provided for; that the sidewalk and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that under Section 7i there may be minor motor vehicle repairing permitted within the accessory building and with hand tools only for adjustments; that under Section 7c, parking may be permitted, but not to interfere with the servicing of the station; that in all other respects the building and the occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal No. 801-54-A; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a certificate of occupancy obtained.

801-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application August 8, 1954—filed pursuant to section 35, General City Law re premises in bed of proposed widening of Nelson avenue.

PREMISES AFFECTED—3975-3985 Hylan boulevard (3981 official) and 289-299 Nelson avenue, northeast corner, Block 5158, Lot 37, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated July 6, 1954, on N.B. App. 355/54, reads:

"2. The proposed lot is partly in the bed of a mapped street and is contrary to Art. III, Sec. 35 of the General City Law."

and

WHEREAS, the applicant states the premises consist of a lot 113.83 feet front by 105.66 ft. in area, in business and residence use, D area, Class 1 height district, upon which there exists a one-story 12 ft. high Class 4 constructed building, 20 ft. by 16 ft. in area, used and occupied as a gasoline service station, lubritorium, office, car washing, minor motor vehicle repairs, and parking and storage of motor vehicles; and

WHEREAS, the applicant states the existing gasoline station was established under Fire Department Permit #551-1922 on a lot having a frontage of 104 ft. on Hylan boulevard and 100 ft. on Nelson avenue, and no certificate of occupancy has been issued; that the proposed widening of Nelson avenue was adopted and placed on the city map November 15, 1936, but to date the city has not taken title to the land necessary for such widening and no proceedings are pending for such acquisition; that when the widening does take place, the owner will agree to relocate the gasoline pumps 10 feet back of the new Nelson avenue building line and install new curbs and curb cuts at the new curb line; and

WHEREAS, the applicant requests that until the city takes title to the land necessary for such widening, it is proposed to install curbs and curb cuts at the present curb line and install the gasoline pumps 10 feet back of the present building line; and

WHEREAS, the applicant states that no condemnation awards will be claimed for any improvements that may be placed within the proposed widening area; and

WHEREAS, the Board on October 9, 1945, in acting on a similar application based on a decision of the borough superintendent on N.B. App. 555/42, granted permission to use the portion of the lot in question now proposed, on condition that in the event such portion is taken by the city for widening Nelson avenue, no claim will be filed by the owner other than the fair value of the land so taken; and

WHEREAS, the premises were previously inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 355/54, Objection No. 2 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted on condition* to permit the use of that portion of the premises proposed to be included in the widening of Nelson Avenue; that until such widening takes place this portion of the premises may be used as part of the gasoline service station for entrance and exit; and in the event that any portion of the premises is condemned for such widening of Nelson Avenue there shall be no claim made except for the value of the land so taken as determined by the Court; that at such time the gasoline pumps permitted in the resolution adopted this day under Cal. No. 585-42-BZ, Vol. III shall be removed so as to be not nearer than fifteen feet to the new line of Nelson Avenue and new curb cuts installed of the same width and corresponding location; and that in all other respects the resolution above referred to as adopted this day under Cal. No. 585-42-BZ, Vol. III shall be complied with.

193-55-BZ

APPLICANT—Burke, Green and Groh, for The Glidden Co., owner.

SUBJECT—Application March 11, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of patrons and employees cars (no fee to be charged).

PREMISES AFFECTED—45-05 94th street, southeas-

corner of 45th avenue, Block 1602, Lot 1, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; laid over to November 15, 1955, for applicant to file revised plans relocating entrance to parking lot, solid fences, etc.; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 45th avenue and 94th street are in a residence use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 1, 1955 acting on Alt. Applic. 248-55, reads:

"1. Proposed use of vacant land within a Residence use district for parking & storage of patrons' & employees' cars (no fee to be charged) is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 192.25 ft. frontage by 172.14 ft. in depth, irregular, presently vacant; that as of July 25, 1916 the property was zoned as an unrestricted district and the present residence designation became effective on April 20, 1953; that the height and area designations have not been changed since July 25, 1916; that on February 22, 1955, under C.P. 11395, the city planning commission changed the height area from class 1½ height to class 1¼ height; that no zoning amendment relating to the height, use or area designation of the property is pending at this time; that it is proposed to use the entire site for the parking and storage of patrons' and employees' cars, no fee to be charged; that the site will be levelled substantially to street grade and surfaced with clean steam cinders, with a binder and rolled; that there are two existing 6 ft. high stone posts on the 94th street building line; that these posts are former gate posts remaining from the old Durkee estate; that it is proposed to hang new gates on these posts and enclose the entire site with a 5 ft. 6 in. high chain link woven wire fence; that there will be only one entrance and exit to the lot; that a 17 ft. curb cut will be installed in front of the proposed gates along 94th street; and

WHEREAS, the applicant contends that the entire site is free of any buildings but has been illegally used for the parking of motor vehicles for the employees of the Glidden Company for the past 3 years; that a summons was served on the company for violating the use provisions of the zoning law on January 27, 1955 and a $10 fine was paid in Magistrate's court on February 8, 1955; that the Glidden Company, better known in Elmhurst as Durkee Fine Foods factory, has been in operation for more than 30 years and is, by far, one of the largest industries in the east; that due to the ever increasing number of employees, the parking problem in this district has become acute and the company is purchasing this piece of adjacent land for the express purpose of having some space for the parking of employees' cars; that if this application were denied, it would result in the residential streets of the surrounding neighborhood becoming clogged with cars on practically every side and would aggravate an already acute problem in this neighborhood; that the property upon which the parking takes place backs up on the Long Island railroad to the north and Durkee's factory to the west; that to the east are industrial areas as well as some residential areas; and

WHEREAS, the applicant states that the present owner has held title to the property since March 1, 1955 and that the assessed valuation of land is $17,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of ten years to permit the plot to be occupied for the parking and storage of patrons' and empolyees' motor vehicles of The Glidden company no fee to be charged, substantially as proposed and as indicated on plans filed with this application marked "Received, March 11, 1955' (one sheet), "November 3, 1955" (one sheet) and "November 14, 1955" (one sheet) *on condition* that the premises shall be levelled substantially to the grade of the adjoining streets and covered with steam cinders or clean gravel treated with a binder and properly rolled, arranged for parking of cars with aisles and as indicated on such revised plans marked, "Received November 14, 1955" above referred to; that the entrance to and exit from the premises shall be from 94th Street, with curb cut of the width as shown; that there shall be maintained on the building lines of 94th Street and 45th Avenue and the easterly interior lot line a woven wire fence of the chain link type erected on a masonry base to a total height of not less than five feet six inches; that on the southerly lot line along 46th Avenue there shall be erected a fence of similar height constructed of split saplings attached to a substantial framework; that in the woven wire fence where the entrance and exit occurs on 94th Street there shall be a gate of similar construction which shall remain closed and padlocked when the premises are not being used for parking at night and on Saturdays, Sundays and holidays; that during the term of this variance the premises shall be used for no other use; that such portable fire-fighting appliances shall be maintaned as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within six months from the date of this resolution.

264-55-BZ

APPLICANT—Lama, Proskauer and Prober, for U and O Corporation, owner.

SUBJECT—Application April 4, 1955—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, with a show window, curb cuts and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—2247-2257 Utica avenue and 5001-5011 Avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1955 after due notice by publication in the Bulletin; laid over to November 15 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1 height district; Avenue O is in business and residence use, D area, class 1 height districts; Utica avenue is in business and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 31, 1955 acting on N.B. Applic. 1320-54, reads:

"1. Proposed gasoline service station, office and sales,

lubritorium, minor auto repairs, storage, car washing, parking and storage of motor vehicles in a business use district is contrary to Art. II Sect. 4a Para. 46 & 29 & 15 of the zoning resolution.

2. Proposed show window, curb cuts, and signs are contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a used car sales lot installed under Alt. Applic. 4005-1950 and certificate of occupancy No. 131808; that it is proposed to remove the existing used car lot and secure a variance of the building zone resolution, for a period of 15 years, in order to erect a modern, up-to-date gasoline service station, consisting of ten 550 gallon gasoline tanks and six dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 62 ft., a depth of 30 ft. and contain the conjunctive uses of lubritorium, car wash, minor auto repairs, office and sales and storage; that part of the open area will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Utica avenue is a heavily trafficked auto lane and as such the proposal will be entirely within keeping at this point; that the site, although zoned for business use, abuts the unrestricted use district on the north lot line, which creates a hardship upon the owner if he were to use the site for a conforming use; that directly across Avenue O in block 8490, lot 40, there is a gas station, which is a non-conforming use in a business use district; that the area across Utica avenue is zoned unrestricted and is developed with a bus depot and bus garage, all of which tend to make the entire affected area along Utica avenue unrestricted in character; that most of the property within the affected area is either unrestricted or occupied by non-conforming uses; that the premises to the east have their private garages directly on the lot line and this further renders the site unusable for anything but the object proposal; that the proposed curb cuts on Avenue O are required for efficient use of the gas station and will not affect the residential aspect of Avenue O any more than the entry to the private garages in block 7895, lot 1 and block 8490 lot 42 and also the present show windows, curb cuts and entry to the gas station directly across the street in block 8490, lot 40 are within 75 ft. of the residence zone; and

WHEREAS, the applicant states that the present owner has held title to the property since March 25, 1955 and that the assessed valuation of land is $7,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which studied the area, observed the conditions adjoining and opposite subject site and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7 Subdivisions f, i, e and Section 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received April 4, 1955", 4 sheets, *on condition* that all buildings and uses shall be removed from the site; that the site shall be levelled substantially to the grade of the abutting streets; that the site shall be arranged as indicated on such plans; that the accessory building shall be of the design and arrangement indicated on plans, shall have no cellar and shall be faced with face brick on exposed facades; that there shall be erected on the interior lot line to the north a woven wire fence of the chain link type on a suitable masonry base to a total height of not less than 5 ft. 6 in. in height; that on the lot line to the east from the accessory building to the building line there shall be erected a masonry wall not less than 5 ft. 6 in. in height, which may be reduced to 4 ft. 6 in. in height within 10 feet of the building line of Avenue O; that suitable terminating posts shall be constructed at ends of brick wall and woven wire fence; that pumps shall be of an approved low type, erected not nearer than 15 feet to the street building line; that gasoline storage tannks shall be limited to ten 550 gallon approved tanks; that the balance of the premises shall be paved with concrete or asphaltic paving; that curb cuts shall be restricted to two curb cuts to Utica avenue, located where shown, not more than 30 feet in width and under Section 7A there may be two curb cuts of similar width to Avenue O; that no portion of any curb cut shall be nearer than 5 feet to a lot line as prolongated; that the sidewalks and curbing abutting the premises shall be constructed or restored to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs and all roof signs, but permitting the erection of a post standard at the intersection within the building line for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, that such sign may project beyond the building line for a distance of not over 4 feet, and may be constructed with two leaves, one reading toward Utica avenue and one toward Avenue O; that under section 7i for a similar term there may be motor vehicle repairing maintained within the accessory building, provided same is for minor adjustments, only done by hand tools; that under section 7e there may be parking and storage of motor vehicles for a similar term and parked so as not to interfere with the service of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

313-55-BZ

APPLICANT—Murray Landau, owner.

SUBJECT—Application April 13, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district and F area the erection of a 1 car garage for private use of owner. Proposed building has setback of less than 15 feet.

PREMISES AFFECTED—161-01 85th avenue, northeast corner of 161st street, Block 9785, Lot 46, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Israel Spielberg and Murray Landau.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residential use, F area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 25, 1955 acting on N.B. Applic. 942-55, reads:

"1. The new building proposed has a set back of less than 15 ft. which is contrary to Sec. 15 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 ft. frontage by 100 ft. in depth, on which is located a two story, one family dwelling; that it is proposed to erect a one story garage of class 3 construction, with a set back of less than 15 ft.; and

WHEREAS, the applicant contends that there is no garage at present; that the owner bought the one family dwelling on the premises largely because he wanted to rid himself of the nuisance of maintaining his private automobile either

in a commercial garage or on the public streets of Manhattan, from which owner removed to these premises; that the owner now finds himself up against zoning restrictions which renders necessary the present application for permission to erect a suitable one-car garage at the rear of the house on the premises, for the owner's exclusive use; that the garage proposed to be built will be in all respects in accordance with law, and well designed, that it is an act of simple fairness to have this application granted; and

WHEREAS, the applicant states that the present owner has held title to the property since November 22, 1954; that the assessed valuation of land is $2,000 and of building $6,000 making a total of $8,000; that the building was erected in 1923; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the proposed garage to be located closer to the street, as proposed, and as indicated on plans filed with this application marked, "Received April 13, 1955" (3 sheets) and "October 27, 1955" (one sheet) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall be used only as proposed as a one-car garage; that such garage shall be erected not nearer than four feet to the lot line of Lot No. One to the north; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a certificate of occupancy obtained.

678-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Dime Savings Bank of Brooklyn, Sidney Silverman, Max Zeisk and Howard I. Goldberg, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of present banking facilities in a business use district, into the residence use district and the parking of patrons' and executives' cars (no fee charged) in conjunction with new Drive In Banking Booth.

PREMISES AFFECTED—8501-8523 19th avenue and 1901-1911 86th street, northeast corner, and 1902-1910 85th street, Block 6345, Lots 1, 6, 9 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Howard B. Lee, Solomon Schwartz and A. Joyce.

For Oppositon: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 19th avenue are in business and residence use, C area, class 1 height districts; 86th street is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 10, 1955 acting on Alt. Applic. 2865-55, reads:

> "1. Present banking facilites in a business use zone being extended into a residential use zone and the parking of patrons and executives cars (no fees charged) in conjunction with new drive-in banking booth is contrary to Art. II, Sec. 3 of the Zoning Resolution.
>
> 2. Sign in a residential zone is contrary to Art. II Sec. 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 200 ft. in depth, irregular, southerly part of premises presently developed with a one story bank building of class 1 construction; that part of the premises within 100 ft. of 86th street is in a business use district and the balance is in a residence use district; that the southerly part of the premises are presently developed with a one story bank building of class 1 construction, having a frontage of 100 ft. on 86th street and 100 ft. on 19th avenue; that the northerly part of the premises are developed with three 2-family residences facing on 85th street and three accessory garages at the rear of said dwellings; that the bank building was erected under N.B. 15036 of 1928 and certificate of occupancy No. 58057 was issued for that use; that the three dwellings were erected under N.B. Nos. 7315, 7316 and 7317 of 1921 and certificate of occupancy Nos. 12586, 12587 and 12588 were issued for their 2-family use; and

WHEREAS, the applicant states that it is proposed to demolish the three dwellings on 85th street and erect a new drive-in teller's booth adjoining the bank's northerly wall; that the booth will be one story in height, of class 1 construction, having a frontage of approximately 8 ft. and a depth of 10 ft. and will be roofed over with an 18 ft. by 28 ft. canopy which will extend to the northerly wall of the present bank; that all banking operations will be performed under the canopy at the drive-in teller's booth and will be performed between the bank teller and the occupant of the automobile that would park directly opposite the booth; that the balance of the open site will be reserved for the parking of patrons' and executives' cars, no fees to be charged; that ample space will be reserved on the site so that no cars will line up on the public street waitng to reach the teller's booth; that in addition, in order to render faster service and insure the above statement, a new teller's window will be installed in the present bank building under the new canopy; and

WHEREAS, the applicant contends that the building and modern treatment of the proposal will improve the appearances of the entire area; that the 6 ft. high composite brick and wrought iron fence will be erected on 85th street and partly on 19th avenue; that there will be planted areas at these fences and along the easterly lot line which will help maintain the residential aspect of 85th street; that the site will be adjoined on the east by the blank wall of the adjoining dwelling so that the proposal cannot affect lot No. 12; that the provision to keep all cars pertaining to the drive-in banking booth off the street, will further preserve the residential aspect of 85th street; that all of the banking will be done between normal banking hours only and this type of business could not be compared to a store or parking lot; that the proposal will carry out modern drive-in banking methods, is entirely in keeping with the times and is vitally required by the public under the present mode of living and motor car use; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since March 6, 1928; lot 6, June 25, 1940; lot 9, November 8, 1954; lot 11, April 30, 1952; that the assessed valuation of land is $94,000 and of the building $99,100 making a total of $393,500; that the building was erected in 1928; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivsion c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit an extension into the more restricted district for the purpose of parking and access to the tellers booth of the bank substantially as proposed and as indicated on plans filed with this application marked, "Received August 30, 1955" (4 sheets) and "October 28, 1955" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially

to the grade of the adjoining streets and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled or with an asphaltic pavement; that planting areas as shown on such plans shall be maintained with suitable planting and curbing protection; that along the street building line there shall be a wrought iron fence erected on a masonry base to a total height of not less than five feet six inches; that along the side lot line to the east there shall be a similar fence as proposed for the street building line of 85th Street and 19th Avenue; that the openings to 19th Avenue and 85th Street may have two curb cuts opposite of the width shown, namely 20 feet; that such openings shall be fittted with gates which shall normally be closed when the premises are not being used for parking as proposed; that such parking space shall be used only for the employees of the bank and for its customers and for access to the drive-in tellers booth; that the sign as proposed may be permitted and constructed of the height and area as indicated and shown on detail drawing and may be illuminated with a non-flashing type of illumination; that in all other respects the building and occupaincy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a Certificate of Occupancy obtained.

Adjourned: 1:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

81-53-SA

APPLICANT—Speed Queen Corporation, owner.
SUBJECT—Application August 24, 1953—Speed Queen Clothes Dryer (gas-fired), Models DG11 and DG12, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: **Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly** 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 681-53-SA
Subject: Speed Queen Clothes Dryer (gas-fired) Models DG-11, DG-12 and DG-14.

Speed Queen Corp., Ripon, Wisconsin, filed August 24, 1953, an application with the Board of Standards and Appeals for approval of the appliance known as the Speed Queen Clothes Dryer (gas-fired), Models DG-11, DG-12 and DG-14 under the provisions of Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is a gas fired clothes dryer, having a capacity of 9 lbs. dry weight of clothing.

Description

The appliance consists of the following parts: Cabinet—which is of baked enamel finish. Cylinder—bonderized steel, 28 inch diameter, 15½ inches deep. Motor—1/6 H.P. with a built-in safety switch which automatically shuts off heating element in case of motor failure. Safety thermostat—the thermostat operates in case of excess heat due to mechanical failure.

The combustion chamber is air cooled and fully insulated. Pilot ignition is automatic electric ignition by a glow coil energized through a low voltage transformer. The pilot burner is a fixed input orifice, the pilot flame heats a thermocouple which opens the burner valve. If the pilot flame goes out, the glow coil relights it automatically. The pilot light ignites automatcially when the timer control knob is turned on. The main burner is a cast iron drilled port burner; gas input is controlled by a White-Rogus automatic main and pilot control valve. A special thermostat on the combustion chamber operates in the event of excessive heat in the combustion chamber. When combustion chamber safety thermostat or cylinder safety thermostat operates, gas to the burner shuts off, but the pilot remains lit.

Inspection and Test

Details of construction were examined by Asst. Eng. J. A. Darts, Committee on Test. The appliance has been approved by the American Gas Association under Certificates 6-24.011 and 6-24-1.001.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Speed Queen Clothes Dryer (gas-fired) Models DG-11, DG-12, DG-14, DG-14B and DG-17A for voluntary use in New York City when installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code, and that each appliance bears a label, permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 681-53-SA", and further that all ports and orifices shall be maintained for the type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report, *on condition* that the gas-fired burner shall be connected to a flue, in accordance with the requirments of the Code.

333-39-SM—Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.
SUBJECT—Application for consideration—reopening as to test and report—re Double V. Cinder Block (cinder concrete construction) sizes various: 4 x 8 x 18, 8 x 8 x 18, 12 x 8 x 16, 6 x 8 x 10, 10 x 8 x 16, 12 x 8 x 18 and 8 x 9 x 18; previously approved.
APPEARANCES—
For Applicant: Joseph Platzker.
ACTION OF BOARD—Application reopened for test and report.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

1439-39-SM—Vol. II

APPLICANT—The Imperial Brass Manufacturing Company, owner.
SUBJECT—Application for consideration—reopening as Vol. II for test and report—re Imperial Vacuum Breaker, Model M-1139; previously approved.
APPEARANCES—
For Applicant: Charles C. Snowden.
ACTION OF BOARD—Application reopened as Vol. II for test and report.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

MINUTES

985-40-SM—Vol. III

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopening as Vol. III as to report as to additional thickness—re Travacoustic and Acousti-Metal System (fireproof ceiling finish); previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened as Vol. III, for test and report.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

764-47-SA—Vol. II

APPLICANT—Clewell Equipment Company, for Mid-Continent Metal Products Company, owner.
SUBJECT—Application for consideration—reopening as to Vol. II for test and report as to additional models—re Lo-Blast Gas Conversion Burner; previously approved.
APPEARANCES—
For Applicant: Raymond M. Drollinger.
ACTION OF BOARD—Application reopened as Vol. II for test and report.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
Negative: 0

897-48-SA

APPLICANT—Automatic Products Company, owner.
SUBJECT—Oilifter, Model 246 (Fuel Oil Pump).
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application withdrawn.
THE VOTE:
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

215-52-SM

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application March 19, 1952—re Gold Bond Steel Studs and Accessories (used in construction of Hollow Partitions).
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

378-54-A—Vol. II

APPLICANT—Maxfield Blaufeux, for Fulrock Realty Corp., owner.
SUBJECT—Application for consideration—reopening as to an amendment by omitting standpipe—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—580-598 Fulton street and 63-81 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.
APPEARANCES—
For Applicant: Maxfield Blaufaux and Samuel Mosberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on March 8, 1955, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1954, under Vol. I, as *amended* by resolution adopted March 8, 1955 by adding thereto:
"that the existing stand-pipe system in the building may be omitted *provided* all other requirements of the resolution are complied with; and that the building in all other respects complies with all laws, rules and regulations applicable thereto." (Alt. 5545/53)

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.
SUBJECT—Application for consideration—reopening as to an amendment to include use of balconies for storage—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955 by adding thereto:
"that the balconies, one and two, may be used for storage *on condition* that the existing live load of 75 lbs. per superficial foot shall not be exceeded and shall be posted; and that in all other respects the resolution above cited shall be complied with." (Alt. 2236/54)

779-55-A

APPLICANT—Louis Lieberman, for Temple Petach Tikvah, owner.
SUBJECT—Application October 3, 1955—Appeal from a decision of the borough superintendent—re reconstruction and thickness of walls.
PREMISES AFFECTED—1459-1465 Linclon place and 249-253 Rochester avenue, northwest corner, Block 1386, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: Louis Lieberman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on conditon.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent dated September 26, 1955, acting on Alt. App. 334/55, reads:
"1. Area of new extension will further increase the complete area of bldg. to over 6000 sq. ft. and it is therefore contrary to sect. 4.2.1 of Bldg. Code for public use.
2. Thickness of 1st story walls supporting 2nd story new extension to be 12" thick as per sect. 8.4.2.5 of Bldg. Code."
and

WHEREAS, the applicant states the building is one story and basement in height, 42 ft. in height, 88 ft. by 86 ft. in area at street level, 88 ft. by 42 ft. in area at 2nd floor level, of Class 3 construction, erected in 1914 on a lot 120 ft. by 100 ft. in depth in a residence use, C area, Class 1 height district; used and occupied since erection as follows: Basement—boiler room, Sunday school classrooms and auditorium, 190 persons; 1st floor—Synagogue and offices, 780 persons; Balcony—Synagogue, 360 persons; proposed to be used and occupied: Basement—same; 1st floor—same Balcony—Synagogue and choir loft, 360 persons. The building is provided with two 3 ft. 8 in. wide and one 3 ft. wide wood stairs, masonry enclosed, equipped with 2 in. oak doors which are self-closing and two exterior stairs located in the side yards leading direct to street through outer courts; and

WHEREAS, the applicant states it is proposed to erect a second story above the existing office area of nonfireproof construction with 4-inch brick and 4-inch cinder block walls resting on present 8" brick walls on the first floor which is to be used as a choir loft and locker rooms for the choir; and

WHEREAS, the applicant contends that the existing office construction is Class 3, 647 sq. ft. in area, constructed of 12-inch foundation wall in the cellar and 8 in. brick on the first floor; that the opening in the wall between the new choir loft and the Synagogue proper will be protected with a 3-hour sliding door; that inasmuch as the building was originally erected with a floor area of more than 6000 square feet, the new extension on the 2nd floor will be separated from the main building by a 3-hour wall and a 3-hour protected opening assembly, the proposed extension with two story high 8 in. wall will be structurally sound, that to be required to reconstruct the first floor with a 12 in. wall would impose a great hardship on the owner, it is requested that this variance be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 334/55, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the construction of a second story to the building, substantially as proposed and shown on plans filed with this appeal marked "Received October 3, 1955," (6 sheets), *on condition* that such construction shall be to the satisfaction of the Borough Superintendent; that the use of the proposed second story shall be only for the purposes stated; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

2-54-A Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors.

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 2 P. M., for inspection; applicant has been notified.

3-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co., Inc., owner.

SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent relating to construction and exits.

PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris and Martin Isaacs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 2 P. M., for inspection and decision without further argument; hearing closed.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—Appeal from a decision of the borough superintendent re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman and Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955, at 2 P. M., for applicant to discuss with owner compliance with the Code requirements.

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.

SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.

PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: L. Davidson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1955, at 2 P. M., for further consideration and filing of additional plans to more clearly show the conditions and modifications requested.

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York avenue and 2-12 East 98th street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 23, 1946, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's resolution, were approved on November 4, 1953; and

WHEREAS, the resolution was amended on January 19, 1954; and

WHEREAS, time to obtain permits and complete the work was extended on November 9, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1933, as thereafter *amended* under Volume II on January 19, 1954,

only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and work has been delayed due to negotiations by the owner to acquire adjoining property, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3441/45.) (Misc. App. 2186/51.)

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application for consideration—reopening as to amendment to resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the demolition of all structures on the plot, except public garage on lot 41 in the unrestricted use portion and to change its use to high speed auto laundry and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion, and to include lubritorium, motor vehicle repairs, storage and sale of accessories and permitting the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street, 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 15, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1955 by adding thereto:

"that the accessory building may be 45 ft. by 75 ft. with two additional bays as indicated on revised plans marked, "Received, November 9, 1955" (2 sheets) as passed on by the borough superintendent under Alt. App. 1883/54 as denied November 14, 1955, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (Alt. 1883/54.)

86-37-BZ—Vol. II

APPLICANT—Ervin Palmer, for Governor Clinton Co., Inc., owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles (previously granted by the Board for lots 68 and 69—expired September 26, 1946).

PREMISES AFFECTED—148 West 31st street, south side, 200 ft. 6 in. east of 7th avenue, Block 806, Lot 69, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: .....

THE RESOLUTION—

WHEREAS, this application was granted by the Board o December 5, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of th term of variance.

Resolved, that the Board of Standards and Appeals doe hereby *amend* the resolution adopted on December 5, 195 only so far as it refers to the term of the variance, so tha as *amended* this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision h, for term of five years from the date of this *amended* reso lution, to permit .....; that other than a herein *amended* the resolution above cited shall b complied with in all respects; and that all permits, in cluding a new certificate of occupancy, shall be obtaine and all work completed within three months from th date of this *amended* resolution." (Alt. App. 1551/50 de nied Sept. 28, 1955.)

450-37-BZ

APPLICANT—Lama, Proskauer and Prober, for Pasqua Fiero, owner.

SUBJECT—Application for consideration—reopening as t amend as to pumps re Application (decision of the Bo ough Superintendent); previously granted on conditio under section 7c of the zoning resolution, permitting partl in a business use district and partly in a residence use di trict, the extension of an existing gasoline service static and also the erection and maintenance of an accesso building to be used as office, lubritorium, auto laundi and motor vehicle repair shop.

PREMISES AFFECTED—1040-1050 East New York av nue, southeast corner of East 94th street, Block 4597, Lo 1, 2 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housin and Buildings.

ACTION OF BOARD—Application reopened and resol tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: .....

THE RESOLUTION—

WHEREAS, this application was granted by the Board February 8, 1938, on certain conditions; and

WHEREAS, time to obtain permits and complete the wo was extended on May 10, 1938; and

WHEREAS, the applicant requested an amendment of t resolution.

Resolved, that the Board of Standards and Appeals do hereby *amend* the resolution adopted on February 8, 19 by adding thereto:

"that the gasoline pumps previously permitted may changed to four dual pumps of the low approved ty as now shown on revised plans marked, "Received, Oct ber 17, 1955, (2 sheets) *on condition* that such pum shall not be nearer than fifteen feet to the street buildi line; and that in all other respects the resolution abo cited shall be complied with, as passed on by the Bo ough Superintendent under Misc. App. 2522/55, disa proved October 7, 1955."

1148-38-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Neill Supply Co pany, Inc., owner.

SUBJECT—Application for consideration—reopening as an extension of time to complete—re Application (decisi

of the borough superintendent); previously granted condition, under section 7e of the zoning resolution, permitting in a residence use district, the additional use of storage for pipe as well as parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lots 1, 2, 3, 5, 7 and 8 (now Lot 1), Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on November 9, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 24, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1954, under Vol. III, as thereafter *amended* by resolutions adopted through May 24, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 146/54).

50-42-BZ

APPLICANT—Mollie Lilienfeld, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years the parking and storage of motor vehicles.

PREMISES AFFECTED—36-02 Sprayview avenue and 111 Beach 36th street, northwest corner, Block 317, part of Lots 83 and 87, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Abraham M. Lilienfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on December 1, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1942, as thereafter *amended* by resolutions adopted through December 1953 only so far as it refers to the term of the variance, that as amended this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision h, for a term of two years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. App. 1620/42.)

524-52-BZ

APPLICANT—Ingram S. Carner, for Walmere Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted, and without the required set-backs from street line.

PREMISES AFFECTED—148-12 to 148-22 Rockaway boulevard and 126-02 to 126-08 149th street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 5, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 9, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 5, 1952, as thereafter *amended* by resolutions adopted through November 9, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent, Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. App. 3387/52.)

669-54-BZ

APPLICANT—Esso Standard Oil Company, for Messrs. Charles & John DeLiberto, owners.

SUBJECT—Application for consideration—reopening as to approve working plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened resolution amended, working drawings approved and term extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 29, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby approve working drawings marked, "Received May 26, 1955" (3 sheets) as being in substantial accord with the Board's resolution adopted March 29, 1955 and to permit, as shown thereon, the following changes:

"that the accessory building may be reduced in size from one hundred feet in width to sixty-one feet, as shown; that two brand signs may be permitted, as shown, one on either street and in the locations noted; that the arrangement of pumps may be as shown on such working plans; that the curb cuts as shown on such working plans may be permitted; and to *amend* the resolution above cited so that as *amended* the portion of the resolution shall read:

". . . *granted* under Section 7f for a term of fifteen years to permit . . .; and that under Section 7i there may be minor repairs carried on within the accessory building only for adjustments." (N.B. 29/54)

841-54-BZ

APPLICANT—Lama, Proskauer and Prober, for The Trustees of Sailors Snug Harbor in the City of New York, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence and local retail use district the inclusion of stores and restaurant on first floor of proposed class A multiple dwelling, with show windows and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—9-21 5th avenue, east side, from East 8th and East 9th streets, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 31-34 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 4, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 4, 1955 to permit modification in the following respects: to extend the restaurant show window on 8th street but still keep it within the 41 ft. 8 in. limitation specified in the resolution; to widen store No. 4 and narrow store No. 3; to permit store No. 5 to be consolidated with the restaurant space; to change the living apartments in the first floor, Ninth street side, to doctors apartments except for one which will remain as a living apartment; to rearrange the cellar layout; to permit the signs over stores on Eighth street to be constructed above the awning box, up to the underside of the stone sills of the second story windows, all as shown on revised plans marked "Received November 9, 1955," (3 sheets); and that in all other respects the resolution above cited shall be complied with. (N.B. 60/53.)

978-54-BZ

APPLICANT—Max G. Rome, for Board of Education of City of New York, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 21 of the zoning resolution, permitting in a retail use district the use of portion of first floor for the parking and storage of city owned (Board of Education) and employees passenger cars, with greasing and minor motor vehicle repairs to the city owned cars.

PREMISES AFFECTED—131 Livingston street, north side, 132 ft. 6 in. east of Red Hook lane (Pearl street) and 409 Red Hook line, Block 154, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max G. Rome.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 14, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2535/54.)

408-44-BZ—Vol. III

APPLICANT—John F. Fitzsimons, for Estate of George H. Storm, Florence F. Storm, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider change of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use district, the proposed change in use of 1st floor of an existing building, from storage and shipping to manufacturing use.

PREMISES AFFECTED—524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive, Block 1483, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure, to consider change of use

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative .....

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue, Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider changes in use, subject to regular pro-

cedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building to be used as a gasoline service station, garage for more than five motor vehicles, high speed auto laundry, lubritorium, auto showroom, for new and used cars and motor vehicle repair shop.
PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue "M", southwest corner, Block 6563, Lots 6, 19, 21, 23 and 25, Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph Luca.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Volume IV, subject to the regular procedure to consider changes in the use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

62-50-BZ—Vol. II
APPLICANT—Leo Kornblath, for Sanjon Realty Corp., owner.
SUBJECT—Application for consideration—reopening as to restore to docket—re Application (decision of the borough superintendent); previously withdrawn, under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office.
PREMISES AFFECTED—29-03 Sea Girt boulevard, south side, from Beach 29th street to Beach 30th street, Block 287, Lot 1, Far Rockaway, Borough of Queens.
APPEARANCES—
For Applicant: Leo Komarin.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

6-50-BZ
APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.
SUBJECT—Application for consideration—reopening as to rehearing based on alleged new facts—re Application (decision of the borough superintendent); previously denied, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales, motor vehicle repairs and office and permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Request to reopen and rehear based on alleged new facts denied.
THE VOTE TO REOPEN—
Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly ... 4

-54-BZ—Vol. II
APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owner. (Car Wholesalers, Inc., lessee).
SUBJECT—Application for consideration—reopening as Vol. II to consider extension of area for parking, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the extension in use and area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.
PREMISES AFFECTED—403-435 East 48th street, 410-430 East 49th street, northwest corner and intersection of FDR Drive, Block 1360, Lots 1, 2, 3, 4, 5, 7, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.
APPEARANCES—
For Applicant: Arthur S. Hirsch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

528-37-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Louis D. Cohen and Augusta Geller, owners (Socony-Vacuum Oil Co., lessee).
SUBJECT—Application for consideration—reopening for amendment as to brand sign—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and office and the parking and storage of motor vehicles and to install an open truck pit and to add four 550 gallon gasoline tanks and an additional dispensing pump and to remove the existing dividing wall between the gasoline service station and the parking lot.
PREMISES AFFECTED—164-178 4th avenue and 340-344 Douglass street, southwest corner, Block 420, Lots 37 and 40, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Request to reopen and amend resolution withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners, Kleinert, and Keating and Deputy Chief Connolly 4
Negative 0

513-50-BZ—Vol. II
APPLICANT—Ingram S. Carner, for John J. Farrell, owner (Irving Powers and Saul Stengel, lessees).
SUBJECT—Application for consideration—reopening as to an amendment as to additional exit to Midland Parkway—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and retail use district, the extension of existing parking and storage of motor vehicles in retail use district into the residence use portion of plot previously granted by the Board for parking of patron's and employee's cars when a store building was proposed with a curb cut more than the permitted distance from the intersection for a term of years.
PREMISES AFFECTED—180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland Parkway, northeast corner, Block 9944, Lots 30 and 34, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Request for reopening and amendment as to opening for exit to Midland Parkway, withdrawn after discussion.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 27, 1955, as they appeared in Bulletin No. 40, Vol. 40, are hereby corrected to read as follows:

266-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Decoresq Corlon (Vinyl) Floor Covering, approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 266-54-SM
Subject: Decoresq Corlon Floor Covering, approval of.

Armstrong Cork Company, Lancaster, Pennsylvania, filed April 6, 1954 an application with the Board of Standards and **Appeals for approval of the material** known as Decoresq Corlon Floor Covering under the provisions of C26-677.0 Administrative Building Code.

Purpose

The material is to be used as a floor covering.

Description

The material is a resilient floor covering compressed of vinyl resins, non-volatile plasticisers and mineral fillers intimately mixed and pressed on a backing carrier of saturated felts and formed into rolls of a varying length and having a maximum wides of 6-0". The installation technique is the same as for linoleum.

Inspection and Test

Samples of the material were inspected at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and the thickness of the material was found to comply with the requirements of C26-667.0.5.a Administrative Building Code.

The following additional tests were also conducted at Lancaster, Pa.

1. Abrasion—taber wear index—405.
2. Residual indentation—75 lb. load for 72 hours, load removed and recovery for 24 hours. Residual indentation—0.004.
3. Resistance to grease and oil—48 hr. immersion—no softening.
4. Resistance to solvents and reagents—shows a slight softening.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the material known as Decoresq Corlon Floor Covering for voluntary use in New York City under the provisions of C26-667.0.4a, Administrative Building Code on condition that the container in which this floor covering is marketed shall be marked tagged or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 266-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

* Correction—C26-667.0, 5a changed to C26-667.0.4a, under the heading of *Recommendation* in the report of the Committee on Test.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 27, 1955, as they appeared in Bulletin No. 40, Vol. 40, are hereby corrected to read as follows:

267-54-SM

APPLICANT—Armstrong Cork Company, owner.
SUBJECT—Application April 6, 1954—Armstrong Custom Corlon Tile (Vinyl), approval of.
APPEARANCES—
For Applicant: H. T. Stark.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 267-54-SM
Subject: Armstrong Custom Corlon Tile (vinyl), approval of.

Armstrong Cork Company, Lancaster, Pennsylvania filed April 6, 1954 an application with the Board of Standards and Appeals for approval of the material known as Armstrong Custom Corlon Tile (vinyl) under the provisions of C26-667-0 Administrative Building Code.

Purpose

The material is to be used as a floor covering.

Description

The vinyl plastic tile is comprised of vinyl resin, cured plasticers and fillers. The mix marble graining runs the entire thickness of the tile. There is no backing carrier. The tile comes in the standard tile size.

Inspection and Test

Samples of the tile were inspected at the office of the Board by Asst. Engr. J. A. Darts Committee on Test and the thickness of the tile was found to comply with the requirements of C26-667.0.5.a Administrative Building Code.

The following additional tests were conducted at Lancaster, Pa.:

1. Abrasion—taber wear index—635.
2. Residual indentation—200 lb. load—72 hours, load removed and recovery for 24 hours; residual identation—0.001.
3. Resistance to grease and oil—48 hr. immersion—no softening.
4. Resistance to solvents and reagents—softening.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval

of the material known as Armstrong Custom Corlon Tile (vinyl) for voluntary use in New York City under the provisions of C26-667.0.4, a Administrative Building Code on condition that the containers in which this material is marketed shall be marked, tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 267-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

---

*Correction—C26-667.0,5a changed to C26-667.0,4 a under he heading of *Recommendation* in the report of the Committee on Test.

*CORRECTION

The minutes of the meeting of the Board of Standards nd Appeals held on February 15, 1955, as they appeared Bulletin No. 8, Vol. 40, are hereby corrected to read as ollows:

46-54-A

PPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

UBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

REMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

PPEARANCES—
For Applicant: John J. Tricarico.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

CTION OF BOARD—Appeal granted on condition.

HE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

HE RESOLUTION—

Whereas, the decision of the Borough Superintendent ted May 11, 1954, on Alt. App. 907/53, reads:

"1. Provide two remote means of egress from all floors complying with all provisions of Sec. 270 Labor law."

1

Whereas, the applicant states the building is 2 stories, ft. in height, 25 ft. by 47 ft. in area, Class 3 construcn, erected in 1915 on a lot 25 ft. by 100 ft. in area, in a siness use, C area, Class 1 height district, used and occud since 1946 without a certificate of occupancy as fols: 1st floor rear—tailor shop, 25 persons; 2nd floor rear ailor shop, 27 persons. No change in use or occupancy now proposed. The building is provided with one 3 ft. n. wide interior steel stairs, brick enclosed, equipped with amein, self-closing doors, provided with a ladder and ttle to roof, and one exterior stairs located in outer rt leading to roof and yard by stair with egress from er termination to street through side yard: and

Whereas, the owner was convicted and fined in Magise's Court August 12, 1953 on charge of violation of the or Law; and

Whereas, the applicant states that the buildings on the were erected under N.B. App. 2512 and 2513 of 1915 no certificate of occupancy has been issued; that the nt building consists of a two-story and basement, 2-family elling; that the rear building is occupied on the 1st floor as a tailor shop and on the 2nd floor as a dwelling and tailor shop. The owner resides on the front of the premises and operates the factory at the rear; that both buildings are connected, as indicated on plans filed with this appeal; that the front dwelling has a stair from basement to roof; that the factory at the rear has a fireproof stairway from the 1st story outer court to the 2nd floor; that there is no cellar under the factory; access to the boiler room which serves all sections is by means of a small stairway in the court leading to front section and connected by means of a fireproof, self-closing door; that the 2nd floors of both the dwelling and the factory are connected by an iron balcony located in outer court which leads directly to the street; and

Whereas, the applicant states it is proposed to provide a counterbalanced iron stairs 22 in. wide from existing 2nd floor balcony, which leads directly to the street; that the side yard is approximately 4 ft. 2 in. wide; that it is proposed to fire-retard the storm shed leading to the boiler room by applying metal lath and stucco inside and outside; that a new scuttle and stationary iron ladder will be provided in the factory stairhall instead of in the 2nd floor factory; that windows on the course of fire escape will be kalamein, self-closing and glazed with wire glass; that barred windows on 1st floor will be made to comply with Fire Department regulations; that a gooseneck ladder will be installed on the fire escape leading to roof of the front building; and

Whereas, the application contends that in view of the fact these conditions have existed nearly 38 years and the improvements proposed, it is requested this appeal be granted so that a certificate of occupancy can be obtained upon completion of the work proposed.

Resolved, that the Board of Standards and Appeals does hereby *made a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. App. 907 of 1953, Objection 1, and that the appeal be and it hereby is *granted on condition* that the means of exit shall be as proposed and as indicated on plans filed with this appeal marked, "Received, December 2, 1954" (2 sheets) and "February 10, 1955" (one sheet); and that along the *easterly* lot line of the rear building, towards the rear, one of the windows shall be changed to a door opening as an emergency exit, even though consent has not been obtained from the adjoining owner to cross his premises; that during the time the first and second stories of the rear building are in use padlocks now on the window grilles shall be removed so as to permit exit in case of emergency; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct.

---

* Correction—The word 'northerly' changed to *'easterly'* as indicated in italics in the resolution.

---

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 21, 1955, as they appeared in Bulletin No. 26, Vol. 40, are hereby corrected to read as follows:

48-55-SM

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application January 12, 1955—National Gypsum Co., FR fire retardant coating for Acoustifibre, approval of.
APPEARANCES—
For Applicant: Royden E. Dygert.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 48-55-SM

Subject: National Gypsum Company, FR (improved) Fire Retardant Coating for Acoustifibre, approval of.

National Gypsum Company, Buffalo, New York, filed January 12, 1955 an application with the Board of Standards and Appeals for approval of the material known as National Gypsum Co. FR (improved) Fire Retardant Coating for Acoustifibre under Rule 1.6 of the Fibre Board Rules of the Board.

Purpose

This material is to be used as a fire retardant on accoustical tile.

Description

The tile is manufactured from fibre board. The wood fibers are felted into a porous fibre board and are then cut into tile sizes, namely 12″ x 12″, 12″ x 24″ and 24″ x 24″. The tile is drill perforated with 484 holes per sq. foot, 3/16″ in diameter to impart increased sound absorption.

The tile is factory coated with a fire retardant paint "FR" which is composed of the following:

Resinous and Chlorinated Elasto Border	6 parts
Pigment and Fillers	4 "
Dispersing and plasticizing agent	1 "
Flame resisting Agents	22 "

Inspection and Test

The tiles coated with "FR" fire retardant was tested in accordance with the requirements of Federal Specifications SS-A-118a, which covers slow burning and combustible material. The test at Manhattan College was witnessed by Asst. Engr. J. A. Darts Committee on Test and S. Cady representing the applicant. The material tested met the requirements of the test. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that National Gypsum Co. product made of wood fibers and known as Acoustifibre and Econacoustic be approved for voluntary use, when treated at the shop, factory or in the field by spraying or brush painting the tile on the exposed surface with the pre-retardant paint known as "FR" (improved) consisting of the ingredients herein described, on ceilings only and in classes of construction as follows:

Class of Construction	Ceiling Area (sq. ft.)
1	5000*
2	5000*
3	6000
4	no limit
5	6000
6	6000

In school buildings where the ceiling is 20 ft. clear above the floor these areas may be increased 50%.

If the treatment is applied in the field or shop, one full coat of a color different from Acoustifibre Tile shall be used to insure covering the entire surface to be treated. In all other respects, the material shall comply with all the requirements of the approval granted under Cal. No. 538-44-SM except that if the treatment is applied at the factory each package shall carry in addition to the label wording requirements contained in resolution dated November 14, 1944 under Cal. No. 538-44-SM, the additional words, "Fire Treated" so as to distinguish this product from the untreated product.

It is further recommended that this product even when fire treated be backed up solidly (tightly) without air space by an incombustible backing, such as concrete, gypsum cement, plaster, cement, plaster asbestos, cement building board, gypsum board, or similar incombustible material and each tile be secured by four 6 penny nails in addition to an approved cement, as tested.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.
JOHN A. DARTS,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

---

*Correction—"Compound of Boron.....67 parts" deleted, under the heading of *Description* in the report of the Committee on Test.

52.05
EW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

THE LIBRARY OF THE
DEC 29
UNIVERSITY OF ILLINOIS

Vol. XL Subscription $10.00 a year **November 29, 1955** Single Copies, 20 cents By Mail, 25 cents **No. 48**

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

Discontinuance of Proceedings.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting of Tuesday Morning, November 22, 1955, Affecting Calendar Numbers 510-39-BZ—Vol. II, 137-40-BZ—Vol. II, 367-53-BZ, 692-53-BZ, 8-55-BZ, 58-55-BZ, 139-55-BZ, 140-55-A, 150-55-BZ, 249-55-BZ, 251-55-BZ, 327-55-BZ 343-55-BZ, 574-55-BZ, 496-32-BZ—Vol. II, 429-49-BZ—Vol. II, 355-55-A 57-50-BZ—Vol. III, 58-50-A—Vol. II, 865-52-BZ 915-54-BZ—Vol. II, 928-54-BZ, 956-54-BZ, 13-55-BZ, 46-55-BZ, 127-55-BZ, 153-55-BZ, 216-55-BZ, 232-55-BZ, 233-55-BZ, 255-55-BZ, 256-55-A, 416-55-BZ, 424-55-BZ, 497-55-BZ and 666-55-BZ.

Minutes of Regular Meeting of Tuesday Afternoon, November 22, 1955, Affecting Calendar Numbers 577-39-SA, 647-48-SA, 110-50-SM, 283-50-SA—Vol. II, 875-54-SM, 1008-54-SM, 1009-54-SM, 195-55-SA, 308-55-SM, 445-55-SM, 485-55-SA, 462-53-SA, 670-48-SA, 432-51-SM, 196-55-SA, 73-43-A, 224-55-A, 273-55-A, 391-55-A, 960-47-A—Vol. II, 72-48-A—Vol. II, 277-54-A—Vol. III, 550-54-A, 632-54-A—Vol. II 527-55-A, 697-55-A, 204-24-BZ—Vol. III, 480-24-BZ—Vol. II, 855-28-BZ—Vol. II, 170-37-BZ—Vol. II, 55-45-BZ—Vol. III, 483-50-BZ—Vol. I, 197-51-BZ, 401-53-BZ, 444-54-BZ, 676-54-BZ, 952-54-BZ and 974-54-BZ.

Remaining Minutes of the Meeting of November 22, 1955 will be printed in the Bulletin of December 6, 1955.)

DISCONTINUANCE OF PROCEEDINGS

Matter of Cornelius M. Duffy, et al vs. Board:—On February 15, 1950, the Board granted a variance under Sections 21, 7b, 7c and 7A of the Zoning Resolution, to permit in a residence use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, and the parking of more than five motor vehicles for patrons and employees; Cal. No. 683-49-BZ; premises 1875-1925 Nostrand Avenue, east side, from Newkirk to Foster Avenue, 3002-3016 Newkirk Avenue and 3001-3015 Foster Avenue, Borough of Brooklyn.

Petitioners, objecting property owners, sought a review of the Board's determination.

In Supreme Court, Kings County, a stipulation and agreement were entered into by the attorneys for the respective parties hereto that the proceeding be discontinued without costs to either party, dated November 3, 1955.

* * * * *

Matter of Grokahn Realty Corp. and Park Hayard Realty Corp. vs. Board:—On April 26, 1955, the Board granted a variance under Section 7f for a term of fifteen (15) years, to permit premises located in a business use district, to be occupied as a gasoline station and accessory uses; Cal. No. 815-53-BZ; premises 2153-2159—8th Avenue, Borough of Manhattan.

Petitioners, objecting property owners, sought a review of the Board's determination.

In Supreme Court, New York County, a stipulation and agreement were entered into by the attorneys for the respective parties hereto that the proceeding be discontinued without costs to either party, dated October 18, 1955.

* * * * *

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to November 22, 1955

Cal. No. Dept. Premises Affected

901-55-BZ—H.B.B.—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn, Alt. 3255-55—re parking and storage in business and residence use district.

902-55-A—H.B.M.—104-108 Reade street, north side, 50 ft. 6 in. east of West Broadway, Block 146, Lots 7 and 8, Borough of Manhattan, Alt. 1225-55—re egress.

903-55-A—H.B.M.—135-137 East 57th street and 700-706 Lexington avenue, northwest corner, Block 1312, Lot 14 and 15, Borough of Manhattan, E.S. 511-55—re electric sign.

904-55-SM—Crane Float Valve for Closet Tank, Model 9-496, manufactured by Crane Co., Material.

905-55-SM—Gold Bond Wire-Tite Lathing System, fire-resistive ceiling (1 hr.) under steel joists using Gypsum and Plaster, manufactured by National Gypsum Co., Material.

906-55-BZ—H.B.Q.—33-05 Parsons boulevard, southeast corner of 33rd avenue, Block 4982, Lot 16, Flushing, Borough of Queens, Alt. 1199-55—re building erected nearer than 2 ft. from rear lot line, G-1 area district; Doctor's office and 1 family residence, residence use district.

907-55-BZ—H.B.Q.—106-13 95th street, east side, 98.25 ft. south of Liberty avenue, Block 9164, Lots 191 and 192, Ozone Park, Borough of Queens, Alt. 2030-55—re parking for customers' and employees' cars in a residence and business use district.

908-55-A—F.D.—318 Broad street and 701 Van Duzer street, southeast corner, Block 565, Lot 33, Stapleton, Borough of Richmond, Decision re Order No. 1792-5—re sprinkler system, etc.

909-55-A—H.B.Q.—130-11 to 130-19 135th avenue, northwest corner of 130th place, Block 11789, Lots 1, 3 and 5, South Ozone Park, Borough of Queens, N.B. 3151 to 3153-55—re frame dwellings in fire limits; beams, etc.

910-55-BZ—H.B.B.—9517-9521 Avenue J, north side, 77 ft. 11¾ in. east of East 95th street, Block 8203, Lots 5 and 7, Borough of Brooklyn, Alt. 3082-55—re extension of non-conforming use; area excessive.

911-55-BZ—H.B.B.—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, Block 1503, Lot 31, Borough of Brooklyn, Alt. 3716-55—re parking lot for employees and patrons in residence and business use district.

912-55-BZ—H.B.Bx.—2294 Arthur avenue and 590 East 183rd strect, southeast corner, Block 3071, Lot 17, Borough of The Bronx, Alt. 942-55—re additional use as repair shop.

913-55-A—H.B.Bx.—2294 Arthur avenue and 590 East 183rd street, southeast corner, Block 3071, Lot 17, Borough of The Bronx, Alt. 942-55—re Class IV construction, proposed use as repair shop, business use.

914-55-A—H.B.B.—408-410 Rockaway avenue, west side, 89 ft. 4¼ in. north of Pitkin avenue, Block 3499, Lot 65, Borough of Brooklyn, Alt. 2711-55—re egress; enclose cellar stairs.

915-55-BZ—H.B.B.—635-637 28th street, east side, 60 ft. north of Flatbush avenue, Block 5251, Lot 17, Borough of Brooklyn, Alt. 3616-55—re change in occupancy from public garage for more than 5 cars to storage and distribution of paper products and office, business and residence use district.

916-55-BZ—H.B.Q.—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens, Alt. 1640-55—re extension of use—area coverage.

917-55-A—H.B.Q.—21-01 to 21-13 24th avenue and 23-83 to 23-91 21st street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens, Alt. 1640-55—re frame building—business use.

918-55-SA—Sky-Park (for parking of automobiles), manufactured by Simmons Industries, Inc., Appliance.

919-55-SM—Eastern Machine Products Co. Acoustical Fastening Ceiling System, Model B (for suspended ceilings), manufactured by Eastern Machine Products Co., Material.

920-55-SM—Eastern Machine Products Co. Acoustical Fastening Ceiling System, Model C (for suspended ceilings), manufactured by Eastern Machine Products Co., Material.

921-55-SM—Eastern Machine Products Co. Acoustical Fastening Ceiling Systems, Model U (for suspended ceilings), manufactured by Eastern Machine Products Co., Material.

922-55-BZ—H.B.Q.—133-46 to 133-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens, N.B. 4210-55—re gasoline service station, auto laundry, office and accessory sales, minor repairs, etc. in a residence and local retail use district.

923-55-A—H.B.M.—22-24 West 26th street, south side, 259 ft. 1 in. west of Broadway, Block 827, Lot 60, Borough of Manhattan, B.N. 1736-55—re exits.

924-55-BZ—H.B.M.—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan, Alt. 749-55—re parking lot for more than 5 cars, residence use district.

925-55-A—F.D.—1884 Pitkin avenue and 172 Junius street, southwest corner, Block 3729, Lot 24, Borough of Brooklyn, Decision re Order No. 9956-5.

Restored to Docket

960-47-A—Vol. II—F.D.—92-20 to 92-24 168th street, west side, 141.14 ft. north of Archer avenue and 204.65 ft. south of Jamaica avenue, Block 10156, Lot 22—formerly Lots 22, 24, 26 and 142, Jamaica, Borough of Queens, Order Nos. 10660-5 and 10659-5—re Interior Fire Alarm Drills.

277-54-A—Vol. III—F.D.—Richmond terrace, south side, 1620 ft. east of Western avenue, Block 1338, Lot 1, Mariners Harbor, Borough of Richmond, Decision—re change in Hydrogen system.

CALENDAR

72-48-A—Vol. II—F.D.—132-184 (146-168 displayed) 39th Street and 3902-3924 2nd avenue, southwest corner, 5th floor, Block 706, Lot 1, Borough of Brooklyn, Decision—re smoking in factory.

50-54-A—Vol. II—H.B.M.—184 5th avenue, west side, 5 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan, B.N. 2367-55—re 2 legal means of egress.

62-53-SA—Remington Stud Driver, Model 450 (reopened for test and report as to additional usage), manufactured by Remington Arms Co., Inc., Appliance.

70-48-SA—Drive-It Tool, Models 222 and 238 (for driving studs into concrete and steel); (reopened for test and report as to additional usage), manufactured by Powder Power Tool of New York, Inc., Appliance.

32-51-SM—Ramset Fastening Tool, Models 122 and 238, manufactured by Stemco Corp., Material.

79-51-BZ—Vol. II—H.B.Q.—53-15 Queens boulevard and 52-32 to 43-40 54th street, northwest corner, Block 1322, Lot , Woodside, Borough of Queens, Alt. 1823-55—re extension to existing non-conforming use to include repair shop, parking, etc.

1-50-BZ—Vol. II—H.B.Q.—24-32 44th street, west side, 0 ft. north of 25th avenue and 24-11 43rd street, Block 9, Lots 15 and 37, Long Island City, Borough of Queens, B. 3534-55—re warehouse, factory, loading and unloading, parking of employees cars; area excessive; rear yard.

5-25-BZ—Vol. II—H.B.B.—2230 Cropsey avenue, west e, 137 ft. 5¼ in. north of Bay 32nd street, Block 6471, Lot Borough of Brooklyn, Alt. 3198-55—re automatic auto ndry and parking and storage of motor vehicles in a idence use district.

-50-BZ—Vol. II—H.B.B.—68-92 Remsen avenue and 9-35 st 51st street, southwest corner, Block 4592, Lots 1 and Borough of Brooklyn, N.B. 2342-55—re auto showroom, s, gas service station, lubritorium, minor repairs, auto shing, parking for more than five cars, etc.

-52-BZ—H.B.Bx.—163 West Kingsbridge road, northcorner of Kingsbridge terrace, Block 3253, Lots 11, 12 17, Borough of The Bronx, Alt. 966-55—re parking of or vehicles in a local retail use and residence use district.

-47-BZ—H.B.Q.—149-07 to 149-19 New York boulevard 179-01 to 179-07 149th road, northeast corner, Block 09, Lots 1, 3, 5 and 6, South Ozone Park, Borough of ens, Alt. 281-47—re junk yard, scrap metal, baling, etc. residence use district.

30-BZ—Vol. II—H.B.B.—625-631 Bergen street, north 115 ft. west of Vanderbilt avenue, Block 1137, Lot 60, ough of Brooklyn, Alt. 3184-55—re proposed change of pancy to manufacturing use in a business use district.

44-BZ—Vol. III—H.B.Q.—85-20 to 85-26 and 86-02 to 3 135th avenue, south side, 441.83 ft. east of 84th street 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 142, Ozone Park, Borough of Queens, Alt. 2624-49—re osed extension of a factory and paint storage building; ge of size of curb, in a residence use district.

DESIGNATIONS: **H.B.**—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establisbments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 29*, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

CALENDAR

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed.

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of present uses of sales display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

Laid over from October 25, 1955 to November 1, 1955, at the request of an objector, applicant concurring; no further requests for adjournment; then to November 29, 1955, for inspection and decision; hearing closed.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

125-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R. M. H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessees).

SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough of superintendent) under sections 7c, 7e, 7f, 7h and 7i of the zoning resolution, to permit in a manufacturing retail and residence use district the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and free parking for employees and patrons only).

PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn.

Laid over from November 1, 1955 to November 29, 1955, for inspection and decision; hearing closed.

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. III re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the change of use from shelter, outdoor garage, parking of more than 5 cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3, and 5, Borough of Brooklyn.

Laid over from November 1, 1955 to November 29, 1955, for inspection and decision; hearing closed.

718-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastroianni, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business use district the change in occupancy from a motor vehicle repair shop (limited to repairs of cars sold on this property), and sale of used cars, to motor vehicle repairs, auto body and fender repairs, auto upholstery, parking and storage of more than 5 cars.

PREMISES AFFECTED—2537-2549 86th street, north side, 300 ft. east of 25th avenue and 2016 Stillwell avenue, Block 6860, Lot 32, Borough of Brooklyn.

Laid over from November 1, 1955, to November 29, 1955, for inspection and decision; hearing closed.

284-55-BZ

APPLICANT—Vito P. Battista, for Dora Heissenbuttel, owner.

SUBJECT—Application April 8, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—123 Bergen street, north side 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn.

Laid over from November 1, 1955 to November 29, 1955 for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details, hearing previously closed; then to July 12, 1955, for applicant to file complete plans; then to September 13. 1955, for applicant to file completed plans; then to September 20, 1955, for applicant to discuss plans submitted with the Board; then to October 18, 1955, at the request of the applicant, to file more complete plans for the Board's consideration; and to obtain a new decision of the Administrative Official as to the additional lot; survey of the entire plot showing lots involved and which parts are proposed to be used, for further consideration by the Board; then laid over from October 18, 1955, to November 15, 1955, for applicant to submit a new decision of the borough superintendent, omitting the marina and including the extension of the lot; then to November 29, 1955, at written request of the applicant for additional time to file revised plans and a new decision of the borough superintendent.

269-55-BZ

APPLICANT—Robert Gottlieb, for Leon Goldstein, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars for a term of 5 years.

PREMISES AFFECTED—2107-2109 Prospect avenue, west side, 100.21 ft. north of East 180th street, Block 3096, Lot 33, Borough of The Bronx.

CALENDAR

Laid over from November 15, 1955 to November 29, 1955, or inspection and decision; hearing closed.

49-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.
UBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.
REMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

Laid over from October 18, 1955 to November 22, 1955, r inspection and decision; hearing closed; then to Novemr 29, 1955, applicant to file plan showing Schraffts occupancy on first floor and cellar and statement as to manner handling merchandise in and out of building; the premes were inspected by a committee of the Board.

55-BZ

PPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).
JBJECT—Application January 5, 1955—re (decision of he borough superintendent) under section 21 of the zonng resolution, to permit in a manufacturing use district the torage and baling of new fabric remnants and waste clippings.
EMISES AFFECTED—293 Church street, east side, 86 t. south of Walker street, Block 193, Lot 20, Borough f Manhattan.

Laid over from October 25, 1955, to November 22, 1955, inspection and decision; hearing closed; then to Novem- 29, 1955, for statement from applicant as to violations ich are apparently now pending, including the sprinkler tem; opening in floor, elevator, and intention as to mainning premises for baled clean rags.

-39-BZ—Vol. II

PLICANT—Lama, Proskauer and Prober, for Clara peiser, owner.
BJECT—Application reopened April 12, 1955 as Vol. II -re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in business and unrestricted use disstrict the erection and aintenance of a gasoline service station, lubritorium, r washing, motor vehicle repairs, storage and sale of ccessories and office; and to permit the parking and orage of motor vehicles on unbuilt upon portion of ot, for a term of fifteen years.
EMISES AFFECTED—5821-5839 Broadway and 251-5 West 238th street, northwest corner, Block 3414 ots 334, 336 and 340, Borough of The Bronx.

aid over from September 13, 1955 to October 11, 1955, inspection and decision; hearing closed; then to Novem- 15, 1955, applicant to file plans showing exits and enes of Major Deegan Highway; then to November 22, , for further inspection and decision; then to November 955, for further consideration and decision.

55-BZ

PLICANT—Leonard F. Rothkrug, for Joseph and Anony Carlo, owners.
JECT—Application April 29, 1955—re (decision of the rough superintendent) under sections 7e and 7h of the ning resolution, to permit in a residence use district the ction and maintenance of a building for restaurant use h parking and storage of motor vehicles on vacant tion of plot.
MISES AFFECTED—234-248 Withers street and 134- Woodpoint road, southwest corner, Block 875, Lot 40, rough of Brooklyn.

Laid over from November 22, 1955, to November 29, 1955, for revised plans; hearing closed.

399-40-BZ

APPLICANT—Marie Braun, owner.
SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, less than the required width and occupying a greater area of the lot than permitted.
PREMISES AFFECTED—942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard, Block 3659, Lot 21, Borough of The Bronx.

401-40-BZ

APPLICANT—Marie Braun, owner.
SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, 1 in. less than the width required.
PREMISES AFFECTED—946 Metcalf avenue, east side, 94.42 ft. south of Eastern boulevard, Block 3659, Lot 23, Borough of The Bronx.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.
SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.
SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street— proposed widening of Springfield boulevard.
PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

35-34-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Estate of Fannie Levy, Albert L. Levy, Executor, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in a residence use district parking and storage of more than 5 cars.
PREMISES AFFECTED—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

CALENDAR

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.
PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

111-51-BZ—Vol. II
APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Application reopened and restored to docket October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the proposed change in occupancy of 1st and 2nd floors to office and factory, (previously dismissed), and change of occupancy of cellar to storage of film.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

112-51-A
APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lots 43 and part of Lot 19, Borough of Manhattan.

237-55-A
APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Application March 18, 1955—re Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

674-52-BZ
APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.
SUBJECT—Application September 17, 1952—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, sale and storage of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; all for a term of fifteen years.
PREMISES AFFECTED—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.

80-54-BZ
APPLICANT—Joseph Platzker and Philip Freshman, for Hotel Dryden, Inc., owner.
SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.
PREMISES AFFECTED—148-152 East 39th street, south side, 100 ft. west of 3rd avenue, Block 894, Lot 52, Borough of Manhattan.

247-55-BZ
APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.
SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy of first floor from store to restaurant bar and cabaret, and on the second floor office to restaurant.
PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court Block 7547, Lots 502 and 548, Borough of Brooklyn.

248-55-A
APPLICANT—Kitzler and Nurick, for John P. O'Connor owner.
SUBJECT—Application March 16, 1955—re Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court Block 7547, Lots 502 and 548, Borough of Brooklyn.

710-55-BZ
APPLICANT—Ingram S. Carner, for Bertha Stratford owner (Henry Kelly, lessee).
SUBJECT—Application September 13, 1955—re (decision of the borough superintendent) under sections 7e and 2 of the zoning resolution, to permit in a residence use, E-area district, the erection and maintenance of a gasolin service station, lubritorium, minor repairs (hand tool only), auto washing, (non-automatic), office, storage an sale of auto accessories and parking of cars waiting to b serviced, without required setback from street.
PREMISES AFFECTED—246-02 to 246-08 South Condui avenue, 138-57 to 138-59 246th street and 246-01 to 246-0 139th avenue, southeast corner, Block 13622, Lot 5, Rose dale, Borough of Queens.

827-55-BZ
APPLICANT—Leonard F. Rothkrug, for Arthur Mille Herbert Cohen and Frank Bruno, owners (owner unde contract—Jaltex Petroleum Corp.); (Master Builders an Mason Supply Co., lessee).
SUBJECT—Application October 21, 1955—re (decision o the borough superintendent) under sections 7f and 7A, t permit in a retail use district, the erection and maintenanc of a gasoline service station, car wash (non-automatic) lubritorium, oil selling, sales, with curb cuts less than 7 ft. from the residence use district, for a term of 15 year
PREMISES AFFECTED—245-20 139th avenue and 245-2 to 245-32 South Conduit avenue, southwest corner an 139-02 to 139-10 246th street, Block 13614, Lots 23 and 2 —23 tentative, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairma*

NOVEMBER 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearin *Tuesday afternoon, November* 29, 1955, at 2 o'clock in Roo 1013, Municipal Building, Manhattan, on the following ma ters:

447-55-A
APPLICANT—Harry Moskowitz, for Putnam Theatric Corp., owner.
SUBJECT—Application May 27, 1955—re Appeal from decision of the borough superintendent—re fire escap exit.
PREMISES AFFECTED—17-21 Smith street, east sid 150 ft. south of Fulton street and 394-396 Fulton stre Block 155, Lot 5, Borough of Brooklyn.

824-54-A
APPLICANT—Recordak Corp., for 1334 York Avenue In owner (Benenson Realty Corp., lessee).
SUBJECT—Appeal filed October 20, 1954—from an ord and decision of the fire commissioner—re sprinkler in cat nets (storage of film).

CALENDAR

PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.
SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provide 4" fuel oil storage concrete jacket for fuel oil storage tank.
PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owner.
SUBJECT—Application November 29, 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.
PREMISES AFFECTED—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.
PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.
SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.
PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

124-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

89-55-A

APPLICANT—Columbia Pictures Corp., lessee, for Frezard Corp., owner.
SUBJECT—Application September 22, 1955—re Appeal from a decision of the borough superintendent—re removal of sprinkler heads and pipes.
PREMISES AFFECTED—711 5th avenue, northeast corner of East 55th street, Block 1291, Lot 1, Borough of Manhattan.

94-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.
SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

241-55-A

APPLICANT—DeRose and Cavalieri, for Tomasina Porcelli, owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent—re construction and exits.
PREMISES AFFECTED—2473 Hughes avenue, west side, 100 ft. south of East 189th street, Block 3077, Lot 39, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 6, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 6, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.
Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to November 1, 1955, applicant to file revised plans; then to December 6, 1955, at request of the applicant in order to furnish the revised plans previously requested.

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.
SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.
PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.
Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

539-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield.
SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.
PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

CALENDAR

SUBJECT—Application November 2, 1954—re (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.

PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.

SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

Laid over from November 9, 1955 to December 6, 1955, for inspection and decision; hearing closed.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.

SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.

PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.

SUBJECT—Application July 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.

PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

Laid over from October 25, 1955 to November 15, 1955, at the request of an objectant, applicant concurring; no further requests for adjournment; then to December 6, 1955, for inspection and decision; hearing closed.

529-47-BZ—Vol. II

APPLICANT—Knickerbocker Federal Savings and Loan Association, lessee, for Ralph DeMayo, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7A of the zoning resolution, to permit in a business and residence use district, proposed extension of patrons parking, on a lot partly in a business use district, accessory to a structure wholly in a business use district, into the residence use district; curb cuts into a residence use district, proposed show window in rear south wall of building.

PREMISES AFFECTED—3474-3478 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of The Bronx.

Laid over from November 15, 1955, to December 6, 1955, at request of the applicant's representative; no further requests for adjournment to be considered.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over to November 9, 1955, for inspection and decision; hearing closed; then to November 22, 1955, for further inspection and hearing at that time; then to December 6, 1955, for further inspection and decision.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

84-53-BZ

APPLICANT—Madeline Sczmanski, owner.

SUBJECT—Application reopened November 1, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—164-07 to 164-09 122nd avenue, northwest corner of Smith street, Block 12379, Lot 1, Jamaica, Borough of Queens.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a

CALENDAR

residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).
PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

905-53-BZ—Vol. II

APPLICANT—John Missale, owner.
SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed use of light manufacturing in a 1 story building of class 3 construction.
PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue, Block 4683, Lot 49, Borough of The Bronx.

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.
SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.
PREMISES AFFECTED—462-472 West 22nd street, south side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.
SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

174-55-BZ

APPLICANT—Burke, Green and Groh, for Calesto De Simplicis, owner.
SUBJECT—Application March 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of patrons' and employees' cars, no fee to be charged.
PREMISES AFFECTED—227-15 147th avenue, northwest corner of 228th street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens.

284-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.
SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.
PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.
PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.
PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.
PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

440-55-BZ

APPLICANT—Samuel Rosenblum, for Peter Doelger Realty Co., Inc., owner.
SUBJECT—Application June 3, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the proposed extension of the first story of a new building which exceeds the permissive coverage.
PREMISES AFFECTED—301-305 East 72nd street and 1392-1402 2nd avenue, northeast corner, 300-302 East 73rd street, Block 1447, Lots 1, 49, 50, 51, 52 and 149, Borough of Manhattan.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.
SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.
PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

DECEMBER 6, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 6, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.
SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.
SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors.
PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

CALENDAR

868-55-A

APPLICANT—Samuel Rosenblum, for Morton M. Rosenfeld and H. Laurence Herring, et al., owners.

SUBJECT—Application November 2, 1955—re Appeal from a decision of the borough superintendent—re non-fireproof construction—business use.

PREMISES AFFECTED—1018 Madison avenue, west side, 77 ft. north of East 78th street, Block 1393, Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

556-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (K.D.B. Realty Holding Corp., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

557-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (Genevieve Naylor, lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio, and one family dwelling, (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).

PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed.

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for notices to be sent out according to the regular procedure; then to December 13, 1955, for inspection and decision; hearing closed.

CALENDAR

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed; then to October 25, 1955, for full vote of the Board; then to November 9, 1955, for further inspection and decision; hearing closed; then to November 22, 1955, for inspection and decision; then to December 13, 1955, for inspection and decision.

137-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Milton d/b/a Crescent Auto Service, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension in area of a gasoline service station, previously approved by the Board, to include auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 9694, Lot 17, Jamaica, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed.

58-55-BZ

APPLICANT—John F. Fitzsimons, for Leon and Margaret Sculti, owners.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7b, 7e and 7A of the zoning resolution, to permit in a residence and retail use district the maintenance of a storage yard for builders' materials and equipment, loading and unloading, the parking in the open of 2 trucks used in the business; and to permit a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—134-14 218th street, west side, 81.79 ft. south of Merrick boulevard, Block 13011, Lot 46, Springfield Gardens, Borough of Queens.

Laid over from November 22, 1955, to December 13, 1955, or inspection and decision; hearing closed.

74-55-BZ

APPLICANT—Paul Friedman, for Laura Roehrig, owner (Baisley Auto Body Inc., lessee).

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a retail use district the proposed extension and use of premises for a motor vehicle repair shop, including body and fender work, welding and paint spraying, also free parking for patrons and employees.

PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street.

327-55-BZ

APPLICANT—Albert E. Deer, for Morton Pickman and Samuel M. Berley, owners (owners under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed.

864-52-BZ

APPLICANT—John McGinley, lessee, for Estate of John Unger, Jr., owner.

SUBJECT—Application reopened November 22, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, permitting the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot.

PREMISES AFFECTED—163 West Kingsbridge road, northeast corner of Kingsbridge terrace, Block 3253, Lots 11, 12 and 17, Borough of The Bronx.

486-47-BZ

APPLICANT—John F. Fitzsimons, for Robert Romanelli, owner.

SUBJECT—Application reopened November 22, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the bailing of paper.

PREMISES AFFECTED—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, South Ozone Park, Borough of Queens.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman,

CALENDAR

Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).

PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.

SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

160-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Enlaw Corp., owner.

SUBJECT—Application reopened February 23, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a business and residence use district a proposed parking lot and miniature golf course on the residence use portion of the lot.

PREMISES AFFECTED—760-778 East 189th street, south side, from Southern boulevard to Prospect avenue, 2455-2479 Southern boulevard and 2450-2480 Prospect avenue, Block 3115, Lot 21, Borough of The Bronx.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, ½ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.

PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

803-55-BZ

APPLICANT—Peter A. Scarano, for Causeway Builders, Inc., owner.

SUBJECT—Application October 14, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 district, the

CALENDAR

existence of a 2 family, 2 story residence of class 4 construction without the required setback from the street.
PREMISES AFFECTED—160-26 21st road, south side, 25.07 ft. east of Clintonville street, Block 4879, Lot 32, Whitestone, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 13, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

542-55-SA
APPLICANT—Henry Waterman and Brother, Corp., owner.
SUBJECT—Application June 27, 1955—Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6, approval of.

545-55-SA
APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.
SUBJECT—Application June 27, 1955—Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A, approval of.

544-55-SA
APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.
SUBJECT—Application June 27, 1955—Suburban Recessed Gas Ovens, Models 9018, 9118, 9218, 9018A, 9118A, 9218A, 9518, 9618 and 9718, approval of.

518-55-SA
APPLICANT—J. B. Slattery and Brother, Inc., owner.
SUBJECT—Application June 23, 1955—Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536, approval of.

512-55-SA
APPLICANT—Automatic Range Company, Inc., owner.
SUBJECT—Application June 22, 1955—Automatic Brookline, Royal Rose and Rose-Master and Flame Liberty Gas Ranges (various models).

319-54-SM
APPLICANT—Colonial Blue Diamond Mortar Corp., owner.
SUBJECT—Application October 14, 1955—Puzzolanic Mortar (plastercizer in brick mortar), approval of.

01-55-SM
APPLICANT—L. O. Koven and Brother, Inc., owner.
SUBJECT—Application June 7, 1955—L. O. Koven and Brother, Inc., 550 Gallon Gasoline Storage Tank, approval of.

14-52-SM
PPLICANT—National Gypsum Company, owner.
UBJECT—Application March 19, 1952—Gold Bond Metal Lath Clips (secures metal lath to flanged steel joists), approval of.

71-55-SA
PPLICANT—Eugene R. O'Hare, owner.
UBJECT—Application May 25, 1955—Bunkerflo Fuel Oil Heating System, approval of.

1-55-SM
PPLICANT—Hercules Cement Corp., owner.
JBJECT—Application April 22, 1955—Hercules Air Entraining Portland Cement, Types IA, IIA and IIIA, approval of.

199-55-SA
APPLICANT—Linde Air Products Co., Division of Union Carbide and Carbon Corp., owner.
SUBJECT—Application March 3, 1955—Oxweld W-45 Welding Blowpipe and Oxweld CW-45 Cutting Attachment, approval of.

204-55-SA
APPLICANT—Surface Combustion Corp., owner.
SUBJECT—Application February 28, 1955—Janitrol Gas-fired Floor Furnace (space heater), Model TAS, approval of.

613-55-SM
APPLICANT—Medusa Portland Cement Company, owner.
SUBJECT—Application July 12, 1955—Medusa White Air-Entraining Portland Cement, approval of.

733-54-SA
APPLICANT—Pantex Manufacturing Corp., owner.
SUBJECT—Application September 13, 1954—Pantex Perk-O-Matic Dry Cleaning Machine, Model EC (using non-flammable solvent), approval of.

85-54-SA
APPLICANT—Pantex Manufacturing Corp., owner.
SUBJECT—Application January 25, 1954—Pantex Perk Dry Cleaning Machine, Model 60B, approval of.

333-55-SA
APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Numatic Perchlor (single bath) Dry Cleaning Unit, Models 30 and 40, approval of.

332-55-SA
APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Petroleum Unit Vacuum Still and Tumbler (2 bath still rinses) Dry Cleaning Unit, Models 36 and 38, approval of.

331-55-SA
APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Petroleum Unit Vacuum Still and Tumbler (single bath), Dry Cleaning Unit, Models 36 and 48, approval of.

334-55-SA
APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Numatic Perchlor (2 bath still rinse) Dry Cleaning Unit, Models 30 and 40, approval of.

831-47-SA
APPLICANT—A. O. Smith Corporation, owner.
SUBJECT—Application reopened June 7, 1955 re Neptune Red Seal Gasoline Dispensing Pump, amendment—change of name to A. O. Smithway Gasoline Dispensing Pump, Model L3-D (models L-1, L-1S, H-1 and H-1S; previously approved).

236-38-SM—Vol. II
APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened May 10, 1955 as Vol. II —for test and report re USG Pyroform Incombustible Insulating and Acoustical Formboard (permanent form-

CALENDAR

board for poured gypsum roof decks); previously approved Pyrofill Roof Deck.

419-39-SM—Vol. II

APPLICANT—Macomber Inc., owner.

SUBJECT—Application reopened June 22, 1954 as to amendment to resolution as to revision of steel joists—re Macomber V Joists; previously approved.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

262-55-BZ

APPLICANT—Kenneth W. Milnes, for Anna Demyan, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E 1 area district, the one-story extension of an existing structure without the required setback from the street line, and to permit the erection of an illuminated sign, and to permit the parking of cars on the unbuilt portion of plot on west side of building.

PREMISES AFFECTED—1113 Victory boulevard, west side, 60 ft. south of Melrose avenue, Block 247, Lot 4, Sunnyside, Borough of Richmond.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

551-54-BZ

APPLICANT—Victor G. Madonia, for Catherine DePalma, owner.

SUBJECT—Application June 28, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of an existing non-conforming use by the erection of an addition to a 2-family residence.

PREMISES AFFECTED—86-58 260th street, northwest corner of 87th avenue, Block 8818, Lots 1 and 3, Bellerose, Borough of Queens.

719-54-BZ

APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of one-story, four-car private garage at rear of plot, to motor vehicle repair shop.

PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.

720-54-A

APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.

SUBJECT—Application September 21, 1954—re Appeal from a decision of the borough superintendent—re non-fireproof building—extension in height.

PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.

277-55-BZ

APPLICANT—De Rose and Cavalieri, for Giulio Mariani, owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail and residence use, D area, Class 1 height district, the change in occupancy of premises to a bar and grill, restaurant and cabaret from a restaurant, bar and grill.

PREMISES AFFECTED—2705 Wilson avenue and 1289-1295 Allerton avenue, northwest corner, Block 4527, Lot 1, Borough of The Bronx.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

837-55-BZ

APPLICANT—Siegel and Green, for Maspeth Warehouse, Inc., owner (Smilen Brothers, lessees).

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, proposed patron and employees' parking lot for a supermarket.

PREMISES AFFECTED—2916-2924 Gravesend Neck road and 3442-3454 Nostrand avenue, southwest corner, Block 7362, Lot 8, Borough of Brooklyn.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 22, 1955, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, November 9, 1955, were approved as printed in the Bulletin of November 15, 1955, Vol. 40, No. 46.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and William Walsh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. for further consideration and decision; hearing closed.

137-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Milton Cole, d/b/a Crescent Auto Service, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use, district, the extension in area of a gasoline service station, previously approved by the Board, to include auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 9694, Lot 17, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision; hearing closed.

67-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision; hearing previously closed.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Noel Rubinton and Richard C. Comerford.

For Opposition: Ellwyn F. Hayslip, William Novotony, J. A. Danielsen, Salvatore Pullora, George W. A. Mitchell, Stephen E. Faherty, Elizabeth Maskell, Eleanor B. Wierenga, Leonara Eckert, Helen Novotny and Pauline Pullara.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. C. McKeever, Borough President's office.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision; hearing closed.

8-55-BZ

APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).

SUBJECT—Application January 5, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district, the storage and baling of new fabric remnants and waste clippings.

PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: David R. Debner and Harry Glass.

For Opposition: Maurice Goldberg, Louis Schwartz and Dave Rich.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. for statement from applicant as to violations which are now pending, including sprinkler system; openings in floor, elevator, and intention as to maintaining premises for baled clean rags; hearing closed.

58-55-BZ

APPLICANT—John F. Fitzsimons, for Leon and Margaret Sculti, owners.

SUBJECT—Application February 1, 1955—(decision of the borough superintendent) under sections 7b, 7e, and 7A of the zoning resolution, to permit in a residence and retail use district, the maintenance of a storge yard for builders' materials and equipment, loading and unloading, the parking in the open of 2 trucks used in the business; and to permit a business entrance (curb cut) nearer the residence use district than is permitted.

MINUTES

PREMISES AFFECTED—134-14 218th street, west side, 81.79 ft. south of Merrick boulevard, Block 13011, Lot 46, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Leon Sculti and Margaret Sculti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision, in conjunction with Cal. No. 574-55-BZ; hearing closed.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition. Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for further inspection and decision; hearing previously closed.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for further inspection and decision in conjunction with Cal. No. 139-55-BZ; hearing previously closed.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth and Mrs. Lillian Capria.

For Opposition: Sam Boxenhorn and Tessie Hoach.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.

SUBJECT—Application March 24, 1955—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district, the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.

PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Norris Brody.

For Opposition: Edward Hoffman for City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M.; applicant to file plan showing Schraffts occupancy on first floor and cellar and statement as to manner of handling merchandise in and out of building; hearing closed; the premises were inspected by a committee of the Board.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.

SUBJECT—Application April 1, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: C. A. Buckley, Jr. and Philip Farbman.

For Opposition: Irving J. Kaufman, Isidor Niner, Fred Dusold, Kathabina Dusold and George McGirr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision; hearing closed; the applicant has withdrawn Section 21 as a basis of his application.

327-55-BZ

APPLICANT—Albert E. Deer, for Morton Pickman and Samuel M. Berley, owners (owners under contract: Esso Standard Oil Co.)

SUBJECT—Application April 20, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

MINUTES

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.
APPEARANCES—
For Applicant: R. S. Hardy, Irwin Pakula, Samuel M. Berley and Joseph B. Lynch.
For Opposition: John L. A. Bond, Fred Lind, Martha C. Werfelman, R. Weber, Catherine McMahon, Elsa A. Hodge, Mary N. Patriarca and Fred Streit.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision; hearing closed.

343-55-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Anthony Carlo, owners.
SUBJECT—Application April 29, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building for restaurant use with parking and storage of motor vehicles on vacant portion of plot.
PREMISES AFFECTED—234-248 Withers street, and 134-144 Woodpoint road, southwest corner, Block 2875, Lot 40, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug, Joseph Carlo and Anthony Carlo.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 29, 1955, at 10 A.M. for revised plans; hearing closed.

574-55-BZ

APPLICANT—Paul Friedman, for Laura Roehrig, owner Baisley Auto Body Inc., lessee).
SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a retail use district, the proposed extension and use of premises for a motor vehicle repair shop, including body and fender work, welding and paint spraying, also free parking for patrons and employees.
PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens.
APPEARANCES—
For Applicant: Paul Friedman and August Roehrig.
For Opposition: Bertha Loew and R. T. Hinds.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for inspection and decision, in conjunction with Cal. No. 58-55-BZ; hearing closed.

196-32-BZ—Vol. II

APPLICANT—David Kraus, for Nathan Temares, owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed extension of the building of room level to create a new fifth floor, same height as the present penthouse, using more of the area than permitted by the Zoning Resolution.
PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.
APPEARANCES—
For Applicant: David Kraus and Nathan Temares.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn, with prejudice.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that the existing building which was not used throughout for the purposes now proposed but was used, as to one floor, for doctor's office and for patients' infirmary or hospital on the second floor and for residence on the two upper floors; that there is one room on every floor that does not have a legal window as the only window on the lot line wall opens on a playground, and a former window to rear yard was blocked up when the elevator was constructed; that this condition is proposed to be applied also to the proposed fifth floor where there would be one lot line window only; the Board is aware that under the Building Code there was no requirement for a second means of exit but in view of the proposed occupancy of the building as a nursing home the Board finds that there should be a second means of exit particularly as the present stairway in the building while of fireproof construction is enclosed in only four inch cement blocks in the upper floors and no enclosure on the first floor where the stair opens on a hallway which goes all the way from East Broadway to the rear of the building; in view of these conditions the Board suggests that the application be withdrawn to permit further study by the applicant without prejudice to bringing a new application at a later date.
Resolved, that the application be and it hereby is *withdrawn.*

429-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, multiple dwelling, class 1 construction to be used for offices for doctors, dentists, and osteopaths.
PREMISES AFFECTED—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.
APPEARANCES—
For Applicant: Henry G. Harris, Leonard F. Rothkrug, Martin Isaacs and Sil Emil.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was reopened as Vol. II on March 26, 1955 subject to regular procedure; and
WHEREAS, a public hearing was held on this application on October 18, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; applicant to submit revised plans showing proposed conditions; administrative appeal No. 355-55-A, to be heard on same date; and
WHEREAS, the district maps accompanying the zoning resolution show that the site, Central Park south are in a residence use, B area, class 2 height district; and
WHEREAS, the decision of the borough superintendent, dated March 22, 1955 acting on Alt. Applic. 456-55, reads:

"A1. Proposed change to business use of entire building is contrary to Art. II Sec. 3 of the Zoning Resolution, as this building is in a Residence Zone."

and
WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 96 ft. 5 in. in depth, on which there exists a class A multiple dwelling of class 1 construction, 13 stories in height; that it is proposed to permit this class A multiple dwelling, without alteration, to be used for doc-

tor's, dentist's and osteopath's offices subject to such appropriatc conditions and safeguards as are in harmony with the general purpose and intent of section 7; and

WHEREAS, the applicant states that the present owner has held title to the property since 1951; that the assessed valuation of land is $135,000 and of the building $115,000 making a total of $250,000; that the building was erected in 1892; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions, provided the present multiple dwelling classification is discontinued and the new use throughout substituted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty years to permit the existing building, formerly a multiple dwelling, to be occupied for doctors', dentists' and osteopaths' offices substantially as proposed and as indicated on plans filed with this application marked, "Received March 31, 1955" (3 sheets) and "October 18, 1955" (one sheet) *on condition* that the building shall not be increased in height or area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as amended by resolution adopted this day under Cal. No. 355-55-A; that the building shall retain the present residential aspect; that there shall be no sign on the exterior of the building but there may be the usual directory of the occupants within the lobby; that there shall be no residential occupancy in the building; and that all permits shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution.

355-55-A

APPLICANT—Henry G. Harris, for E. Gabel, owner.

SUBJECT—Application March 31, 1955—Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—38 Central Park South, south side, 450 ft. east of 6th avenue, (Avenue of The Americas), Block 1274, Lot 64 Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris, Leonard F. Rothkrug and Martin Isaacs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated March 25, 1955, on Alt. App. 456/55 reads:

"A2 Egress requirements must be shown to conform to Local Law #17 of 1955 and Section C26-304.1 as amended."

and

WHEREAS, the applicant states the building is 13 stories, 147 ft. 6 in. in height, 25 ft. by 96 ft. 5 in. in area, at first floor, 25 ft. by 87 ft. 5 in. in area at typical floor, of fireproof construction, erected 1892, located in a residence use, B area, Class 2 height district, and used and occupied as follows: Cellar—boilerroom, storage, maintenance and utilities, no persons; 1st to 15th floors—multiple dwellings, Class A; and proposed to be used and occupied as follows: Cellar—same; 1st to 15th floors—doctors, dentists and osteopaths offices, 15 persons per floor. The building is provided with an approved standpipe system, one source sprinkler system throughout, one 3 ft. wide interior steel stair fireproof enclosed equipped with fireproof self-closing doors, extending and extending from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy No. 39191 issued by the borough superintendent, September 3, 1951, upon completion of work under Alt. App. 1099 of 1948 to supersede Certificate of Occupancy 21209, describes the building as an heretofore erected existing Class A multiple dwelling, Class One, fireproof construction and permits the following use and occupancy: Cellar—boilerroom, storage, maintenance and utilities, no persons; 1st to 13th floors—two apartments each floor, and contains the certificate that the sprinkler system was approved by the Fire Department June 14, 1950 and the standpipe system August 15, 1951; and

WHEREAS, the applicant states that the purpose of this appeal is to obtain acceptance under Section C26-301.1 of the Administrative Code of the existing single 3 ft. wide steel stairs in a two-hour fire test enclosure extending from the strect to the legal roof bulkhcad under Section C26-301.1 (f); and

WHEREAS, the applicant contends that the floor area from the second floor up is less than 1800 sq. ft., that the number of occupants will be limited to the capacity of the stairs and will be no greater than under the existing use; that the partitions enclosing the public hall are of two-hour test materials with out-swinging doors that are one-hour fire tcst and self-closing; that the floors of public halls leading to the stairway are of incombustible material; that lights in the hallway leading to the stairs will be on separate circuits complying with sublivision d of Section C26-301.1 of the Administrative Code; and exit signs and lights and directional signs will be provided in accordance with subdivision e of said section; that the building is equipped with an approved standpipe system; that no sleeping quarters will be provided for night occupancy and there will be no kitchens.

Resolved, that the decision of the borough superintendent acting on Alt. App. 456/55, Objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing fireproof stair, enclosed in accordance with the provisions of the Building Code, shall be maintained with exit direct to street through a fireproof hall; that in all other respects the building and occupancy shall comply with the resolution adopted this day by the Board under Cal. No. 429-49-BZ, Vol. II; and that the Certificate of Occupancy for the building as a multiple dwelling shall be surrendered and a new Certificate of Occupancy for the uses as herein permitted and as permitted under Cal. No. 429-49-BZ, Vol. II by resolution adopted this day shall be obtained.

57-50-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c and 21 of thc zoning resolution, to permit in a retail and manufacturing use district, the maintenance of use of garage for more than 5 motor vehicles in cellar to 2nd floor and storage for more than 5 cars, car wash, minor auto repairs, lubritorium, waiting rooms, and office on first floor and the erection of 4 more stories of the same size as existing building, omitting all courts and yards.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Clarence R. Treeger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 28, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on October 18, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; companion "A" case to be calendared for same date; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and manufacturing use, B area, class 1½ and 2 height districts; West 30th street is in a manufacturing use, B area, class 1½ and 2 height district; West 31st street is in a retail use, B area, class 1½ and 2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 13, 1955 acting on Alt. Applic. 515-55, reads:

"1. The proposed addition of 4th, 5th & 6th floors, and roof, and the extension of use on said floors and roof for parking & storage of more than 5 pleasure cars in a plot located partly within a Retail use district and partly within a manufacturing use district is contrary to Art. II Sec. 4A(a) of the Zoning Res. & Cal. 57-50-BZ of the B.S.A.

3. Provide yards & courts in accordance with Sec. 17a and d of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 167 ft. 6½ in. frontage by 197 ft. 6 in. in depth, irregular, on which there exists a two story building of class 1 construction; that it is proposed to maintain existing use of parking and storage for more than five cars from cellar to 2nd floor, and car wash, minor auto repairs, lubritorium, waiting rooms and office on the first floor, in a manufacturing and retail use district, and the erection of four more stories of the same size as existing building, omitting all courts and yards; that the use district maps show that the premises are in a B area district; that part of the premises within 98 ft. 9 in. of West 31st street is in a retail use district and a class 2 height district; that part of the premises within 98 ft. 9 in. of West 30th street is in a manufacturing use district and a class 1½ height district; that as of July 25, 1916 that part of the premises within 98 ft. 9 in. of West 31st street was in a business use district and received its present use designation on November 13, 1936; that as of July 25, 1916 that part of the premises within 98 ft. 9 in. of West 30th street was in an unrestricted use district and received its present use designation on March 17, 1953; and

WHEREAS, the applicant further states that the premises are presently developed with a two story building of class 1 construction having a frontage of 167 ft. 6 in. on West 31st street, 146 ft. on West 30th street, 197 ft. 6 in. on the westerly lot line and 197 ft. 6 in. irregular on the easterly lot line; that this building is now occupied as follows: cellar—parking and storage garage for more than five motor vehicles; 1st floor—parking and storage garage for more than five motor vehicles, lubritorium, waiting room and offices; 2nd floor—parking and storage garage for more than five motor vehicles; roof—parking and storage of more than five motor vehicles; that department of housing and buildings records show that the present building was erected under N.B. 193-49 and under a variance granted by the Board under Cal. No. 57-50-BZ and 58-50-A and certificate of occupancy No. 42855 was issued on July 8, 1954 for use as follows: cellar—garage for more than five motor vehicles; 1st floor—garage for more than five motor vehicles; 2nd floor—garage for more than five motor vehicles; roof—parking and storage or more than five motor vehicles; and

WHEREAS, the applicant states that it is proposed to maintain present uses as follows: cellar—parking and storage garage for more than five motor vehicles; 1st floor—parking and storage garage for more than five motor vehicles, car wash, lubritorium, minor auto repairs, waiting room and offices; 2nd floor—parking and storage garage for more than five motor vehicles and add four more stories to the building, making a total of six stories for use as parking and storage of more than five motor vehicles and also use the roof for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the present garage is located in the heart of the city and the owner, by public demand for parking space, is compelled to add more floors to the existing building to help alleviate the parking problem which is so prevalent throughout the city and in this area in particular; that inasmuch as the present garage use is legal, the extension upwards of the same use will not affect the area; that approximately one half of the garage is in a manufacturing zone wherein a garage is permitted, so that its extension to the entire lot is a justified request and will in no way affect the community; that within the retail district on West 31st street, the power house on lot 60, block 780 and the Pennsylvania railroad station on lot 1, block 781 do not contribute or conform towards a retail district and are far less conforming than the proposed garage extension would be; that the Pennsylvania railroad station has a vehicle entrance directly opposite the site which presents the same aspect to the street as the proposed garage extension would and said station entrance is more heavily trafficked than the garage entry could possibly be; that the site extends through from West 30th street to West 31st street and as in the present two story in height building it is proposed to erect the new four stories of the same size, omitting all courts and yards, as none are required for garage purposes and all required light and ventilation will be received through windows on West 30th and West 31st streets; that the same surrounding conditions exist as when the Board granted the original variance; that block 780, Lot 60 is developed with a five story power house built to the rear line without a rear yard, so that the proposal of the additional stories does not present a greater problem to the block than now exists; and

WHEREAS, the applicant states that the present owner has held title to the property since September 27, 1948; that the assessed valuation of land is $770,000 and of the building $780,000 making a total of $1,550,000; that the building was erected in 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, in the opinion of the Board, this Board has jurisdiction over the proposed extension in view of the original grant by the Board for the building as it now exists and as previously permitted as to additional stories.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1951, as thereafter amended by resolutions adopted through June 9, 1953, to permit the extension in height of the building by four additional stories, substantially as proposed and as indicated on plans filed with this application marked, "Received, May 31, 1955" (12 sheets) *on condition* that similar conditions as set forth in the resolution above cited as to the use of the building and terms of the variance shall apply to these four additional stories herein permitted; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

58-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Danmarco Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II —re Appeal from a decision of the borough superintendent relating to exits.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 13, 1955, on Alt. App. 515/55 reads:

"2. Exit from proposed 4, 5, 6 floors, and roof should be within 100' from any point of the floors or roof. 6.1.2.4 B.C. & Cal. #58-50-A, B.S.A.

and

WHEREAS, the applicant states the building is 2 stories, 23 ft. 8 in. in height, 167 ft. 6 in. front by 197 ft. 6 in. irregular in depth, of Class 1 construction erected in 1954 in a retail and manufacturing use, B area Class 1¼ and 2 height districts, used and occupied since erection as follows: cellar—garage for more than five motor vehicles; 1st floor—storage garage, car washing, minor motor vehicle repairs, lubrication, waiting rooms and office, 0 persons; 2nd floor—garage for more than 5 motor vehicles, 5 persons; roof—parking and storage of more than five motor vehicles, 5 persons; that the building is proposed to be increased in height to 6 stories, 68 feet in Class 1 construction and used and occupied upon completion of alteration as follows: cellar—garage for more than 5 motor vehicles, 5 persons; 1st floor—storage garage for more than five motor vehicles, car washing, minor auto repairs, lubritorium and waiting rooms and office, 6 persons; 2nd floor—not stated; 3d floor—to 6th floors, inclusive—garage for more than 5 motor vehicles, 5 persons per floor; roof, parking and storage for more than 5 motor vehicles, 5 persons; that the building is equipped with an improved standpipe system, 3 ft. 8 in. wide interior steel stairs, fireproof enclosed, equipped with fireproof, self-closing doors and extending from roof bulkhead, two of which stairs lead direct to street; and

WHEREAS, the applicant states the building was erected under N.B. App. 193/49 and conditional variance granted by the Board under Cal. 57-50-BZ and 58-50-A, Vol. I and Certificate of Occupancy #42855 issued July 8, 1954; and

WHEREAS, the applicant states it is proposed to maintain the existing cellar for parking and storage garage for more than five motor vehicles; 1st floor—parking and storage garage for more than five motor vehicles, car washing, lubritorium, 2nd floor—parking & Storage garage, for more than five cars, and to erect four additional stories to the building making a total of 6 stories and to use the roof for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends as to Objection 2, that the new 4th, 5th and 6th floors and roof will be provided with three 3 ft. 8 in. wide steel stairs completely fireproofed; that the two stairs, one at the West 30th street front and one at West 31st street side will lead from the roof direct to the streets; that the center stairs will lead from roof to the first floor and thence to either street through the garage; that it is proposed to install an additional elevator; that the general public will not be admitted above the first floor and the stairs proposed will be more than ample for the number of employees required to operate the garage; that proper aisles will be maintained to provide access to all stairs; that in addition the building will be provided with an automobile ramp which now extends from the cellar to the 2nd floor and which will be continued through the four additional floors to the roof; that present exits were subject to action by the Board on appeal and it is now proposed to extend these stairs to the upper floors which will have the same area and conditions as now prevail on the existing lower floors.

Resolved, that the decision of the borough superintendent acting on Alt. App. 515/55, Objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits, as proposed and as indicated on plans filed with the accompanying application for zoning variance, No. 57-50-BZ, Vol. III, as granted by resolution adopted this day, shall be maintained; and that the building and occupancy shall comply in all other respects with all laws, rules and regulations applicable thereto other than as modified by such resolution.

865-52-BZ

APPLICANT—Ingram S. Carner, for Hillside Hollis Hebrew Center and Beerose Realty Corp., owners.

SUBJECT—Application reopened September 13, 1955 for consideration as to extension of time to complete work, new owner and amendment of resolution as to retaining wall—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.

PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street, Block 9944, Lots 20, 26 and 28, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on June 9, 1953 this application was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a retail and residence use district, the extension of existing parking and storage of motor vehicles in retail portion of plot, into the residence use portion of plot; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation, and to consider erection of retaining wall in place of sloping bank and fence required by the resolution; and

WHEREAS, this application was reopened on September 13, 1955 and set for hearing on October 18, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and revised plans; and

WHEREAS, a public hearing was held on this application on October 18, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; applicant to file one or two comprehensive photographs showing the general conditions and a plan giving more details of the proposed retaining wall; and

WHEREAS, the decision of the borough superintendent, dated September 28, 1955 acting on amendment to Alt. Applic. 2187-52, reads:

"1. The extension of the use of the premises partly in a retail use district and partly in a Residence Use District as a parking lot into the Residence Use District portion of the lot is contrary to Art. II Sec. 3 of Zoning Resolution.

2. Permit should have been obtained six months from date of resolution (June 9, 1953). Since this has not been done, the amendment filed is contrary to Res. 865-52-BZ printed in Bulletin #24 Vol. XXXVIII and is referred back to the Board for reconsideration."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommends that the application should be amended in accordance with the proposed plan.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1953 by adding thereto:

"that the sloping bank heretofore specified in the resolution above cited may be changed so as to permit enlargement of the parking space by removal of such bank and constructing retaining walls substantially as proposed and as indicated on plans filed with this request for amendment marked, "Received June 8, 1954" (one sheet) and "November 21, 1955" (one sheet); that such retaining walls shall be carried above grade with suitable foundations as proposed; that in all other respects the resolution adopted by the Board, above cited, shall

be complied with; that the side lot line fences, of similar construction and paving shall be continued to meet such retaining walls; that the cost of such retaining walls shall be at the expense of this owner; and that the time to complete may be extended so as to be within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

915-54-BZ—Vol. II

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., present owner.

SUBJECT—Application reopened July 19, 1955 as Vol. II —re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of subject premises (lot 28) for the parking and storage of motor vehicles.

PREMISES AFFECTED—233-239 West 22nd street, north side, 260 feet, 9½ in. west of 7th avenue, Block 772, Lots 25-28 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: I. Alan Harris, J. Barash and Jacob Himmelstein.

For Opposition: H. William Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 19, 1955 subject to regular procedure, to consider extension of the use granted under Vol. I, by the addition of lot No. 28; and

WHEREAS, a public hearing was held on this application on November 22, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 22nd street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1955 acting on Alt. Applic. 1017-55, reads:

"2. Alt. 1884-54 still pending.

Note: Objection of that application reads: 'Proposed parking lot for motor vehicles is contrary to Art II. Sec. 3 of Z.R.' Not further considered."

and

WHEREAS, the applicant states that the premises consist of a plot, 64 ft. 2½ in. frontage by 98 ft. 9 in. in depth, on which are located four 4-story buildings, all vacant and to be demolished; that it is proposed to include lot 28 as part of the parking lot; and

WHEREAS, the applicant states that a variation has been granted as to premises 235-237-239 West 22nd street, block 772, lots 25, 26 and 27, by a decision of the Board rendered at a meeting held on June 14, 1955 under Cal. No. 915-54-BZ; that in accordance with the statement of the applicant made at that hearing this application is being made to include lot 28 as part of the parking lot; that the affected part of the premises consists of an area having a frontage of West 22nd street of 64 ft. 2½ in. and a depth of 98 ft. 9 in.; that there are four buildings on the subject property, each four stories in height, all of them vacant and unoccupied, which have since been demolished; that this application is being made in compliance with conditions imposed by the Board, contained in its decision under Cal. No. 915-54-BZ, and further repetition of existing conditions is omitted and a copy of the statement supporting the prior application is submitted with this application; that this application is for permission to use lot 28 in conjunction with lots 25, 26 and 27, as a single parking lot; that a copy of the violation which has been issued affecting lot No. 28 has been submitted with this application and this violation will cease to require attention subsequent to the demolition of the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1955, by adding thereto:

"that the plot may be increased by the addition of lot 28, as proposed and as indicated on plans filed with this application, marked 'Received June 27, 1955', 3 sheets, and 'November 14, 1955', 2 sheets, *on condition* that all buildings and uses on the lot shall be removed and that the requirements of the resolution above cited shall be complied with where consistent therewith; that this additional lot and all lots previously permitted, namely lots 25, 26, 27 and 28, shall be operated together for the purpose permitted; and that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution."

928-54-BZ

APPLICANT—Larry Meltzer, for Jack and Palma Tarulli, owners.

SUBJECT—Application December 7, 1954—(decision of the borough superintendent) under sections 21, 7e and 7f, of the zoning resolution, to permit in a business use, D area district, the demolition of frame office, structure, and to permit the extension of existing class 3 structure using more than the area permitted, to be used by fuel oil distributor, storage, sale and service of oil burner, parts and equipment, and to permit the use of structure as a storage garage for owner's motor vehicles, no public sale of gasoline.

PREMISES AFFECTED—8726-8730 18th avenue, west side, 103 ft. 3½ in. south of Rutherford place, Block 6402, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and Jack Tarulli.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 18th avenue are in a business use, D area, class 1 height district; Rutherford place is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1954 acting on N.B. Applic. 443-48, reads:

"24. Proposed use of premises located in "Business" use district for fuel oil distributor, storage and sales and service of oil burners, parts and equipment and storage garage for more than five (5) motor vehicles, exclusively for the storage of the owners vehicles and used in conjunction therewith violates Art. II Sec. 4a-15 Zoning Resolution.

25. Proposed use of lot located in a D area district so that the structures will occupy the entire area of lot violates Art. IV Sec. 14c Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 53 ft. 8½ in. frontage by 96 ft. 8 in. in depth, on which is located a one story and cellar building, approximately 20 ft. wide and 39 ft. deep, of frame construction, erected prior to 1916 as a store, now occupied as an office; and

WHEREAS, the applicant states that the premises have been in the present ownership since September 18, 1945 and have been used in connection with their oil burner and fuel oil business; that due to the increase in the volume of business it has been found urgent to extend and improve existing facilities; that at present the front of the plot is improved

with an old one story and cellar building, approximately 20 ft. wide by 39 ft. in depth, of frame construction and erected prior to 1916, as a store, and now occupied as an office; that under N.B. Applic. No. 443-48 the owners contemplated improving the premises with a building to be used for the storage of oil burner parts and equipment, loading and parking and office; that under this permit work was started by constructing the rear one story portion of the building, so that currently the plot is improved with a one story building, approximately 53 ft. wide by 57 ft. 8 in. deep; that the owners now find that the original proposal will not serve their needs and that instead the business would require extending the one story building of class 3 construction, to the front, and retaining the existing one story frame office, and that the proposed extension and building may be occupied as a garage to accommodate the owners' own vehicles exclusively, required for the operation of the business, and for storage, sales and servicing of oil burner parts and equipment; that it is also proposed to install two 550 gallon underground gasoline storage tanks, to be used exclusively for owners' motor vehicles; that no gasoline will be sold; and

WHEREAS, the applicant contends that the building as proposed exceeds the allowable area by 1,989 sq. ft., but inasmuch as the proposed excess area is only a one story masonry building and adjacent buildings are built up to the building lines, the proposed extension will in no way affect block light and ventilation; that in addition thereto, the proposed extension will be used for loading space and the storing of vehicles in conjunction with the established business, thereby eliminating exposed loading from view; that lots 12, 17, 18, 19, 20, 21, 22 and 23 of block 6403 are improved with buildings occupying 100% of the lot area; and

WHEREAS, the applicant states that the present owners have held title to the property since September 18, 1945; that the assessed valuation of land is $5,300 and of the building $5,300 making a total of $10,600; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7f as to use and Section 21 as to area, for a term of ten (10) years, to permit the extension of the building as proposed and as indicated on plans filed with this application, marked "Received December 7, 1954", 1 sheet, "October 6, 1955", 1 sheet, and "December 7, 1954", 5 sheets, *on condition* that the building shall not be increased in height or area beyond what is proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto for the use proposed in connection with adjoining and abutting buildings on the same plot operated by the owner in the fuel oil distribution business; that two additional 550 gallon gasoline storage tanks my be installed within the building for use by this owner in connection with the pump permitted by the Fire Department within the building for his private use; that any curb cut to the premises shall be subject to a legal permit therefor; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

956-54-BZ

APPLICANT — David Kraus, for Kerlin Homes, Inc., owner.

SUBJECT — Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of four 2 story, 2 family residence buildings, not in conformity with the setback requirements of the zoning resolution.

PREMISES AFFECTED—2014-2026 Bogart avenue, southeast corner of Brady avenue, Block 4296, Lots 17-20 inclusive, Borough of The Bronx.

APPEARANCES—

For Applicant: David Kraus.

For Opposition: Louis Perlman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E-1 area, class 1¼ height district; and

WHEREAS, the decisions of the borough superintendent, dated June 14, 1955 acting on N.B. Applics. 600-54 to 603-54, inclusive, read:

600-54

"1. Required setback should conform with Art. IV, Sect. 15A(c) of the Z. R.

2. In an E-1 district any portion of a building erected nearer than 10' is contrary to Art, IV Sect. 15A(c) of the Z.R.

3. Parking of motor vehicles within required setback is contrary to Sect. 19B(b) of the Z.R."

601-54

"1. Required setback should conform with Art. IV, Sect. 15A(c) of the Z. R.

2. In an E-1 district required side yards should conform with Art. IV Sect. 15-A(b) & Sec. 18(b) of the Z. R.

3. Parking of motor vehicles within a required setback is contrary to Sect. 19B(b) of the Z.R."

602-54

"1. Required setback should conform with Art. IV, Sect. 15A(c) of the Z. R.

2. In an E-1 district required side yards should conform with Art. IV Sect. 15-A(b) & Sec. 18(b) of the Z. R.

3. Parking of motor vehicles within a required setback is contrary to Sect. 19B(b) of the Z.R."

603-54

"1. Required setback should conform with Art. IV, Sect. 15A(c) of the Z. R.

2. In an E-1 district, required side yards should conform with Art. IV Sect. 15-A(b) & Sec. 18(b) of the Z. R.

3. Parking of motor vehicles within a required setback is contrary to Sect. 19B(b) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft., 23.5 ft., 23.5 ft. and 23 ft. frontage by 100 ft. in depth, each, presently vacant; that it is proposed to erect four 2-story, 2-family residence buildings of class 3 construction, in a residence area; and

WHEREAS, the applicant further states as to objection No. 1 for N.B. Applics. 600 through 603-54, that walls of the building are proposed to be set back a distance of 20 ft. from the street line at the front of the building and steps 4 ft. wide, leading from the street level to the 1st floor, start 9 ft. back from the building line at the front; that the required setback is 15 ft. and the only portion of the construction which projects into the required 15 ft. setback are the 4 ft. wide steps at the front of the building; that the front walls of the buildings do not encroach upon the required setback; that it is proposed to minimize the setback

of all portions of the building in order to reduce the area of land at the front which would be required to be filled in; that this fill is necessary due to the difference in elevation between the level of the street grade and the bottom of the building plot, which is quite low with reference to street grade; that it is further desired to keep the setback to a minimum so that there will be ample area at the rear of buildings, which may be developed as garden areas; that present buildings in the area and across the street on the southeast and northeast corners of Bogart and Brady avenues are set back about the same distance as that proposed under this application; that the pattern of building arrangement proposed has been generally followed in pretty near all present developments of one and two family homes throughout the neighborhood; and

WHEREAS, the applicant states as to objection No. 2 for N.B. Applic. 600-54 only, that the proposed corner building is of low height and limited area and would not adversely affect light and ventilation of the streets on which the building faces; that the building at the basement level occupies 46% of the frontage of the property on Brady avenue and 40% of the Brady avenue frontage on the 1st and 2nd floors; that side walls of almost all corner buildings in the area are situated on the street property line and this is true of present buildings across the street on the southeast and northeast corner of Bogart and Brady avenues which have side walls of greater length than the building proposed under this application; that it is felt that in following the same pattern for the proposed building, a more orderly corner and intersection arrangement will be obtained, in comparison to opposite corners already developed; and

WHEREAS, the applicant states as to objection No. 2 for N.B. Applics. 601, 602 and 603 of 1954 that side yard proposed for N.B. 603 is 3 ft. and for N.B. 602 and 601 is 3 ft. 6 in.; that requirements for side yards in an E-1 district have recently been revised to allow for 5 ft. minimum side yards, instead of side yards for each 2-family building having a total width of 15 ft., as required at the time of filing these applications; that side yards as proposed extend from street to yard and have a length of 40 ft. on the 1st and 2nd floors; that due to the low height and limited side wall length of the buildings, it is believed that the side yards proposed would not have an undesirable effect on the light and ventilation between buildings; and

WHEREAS, the applicant states as to objection No. 3 for N.B. 601 through 603 of 1954, that parking spaces at the front of the building are to be arranged so that no portion of motor vehicles will project beyond property lines; that these parking spaces are in addition to one-car enclosed garages provided for in each building; that the parking spaces in question are similar to those provided for almost every two family home built in this community in the last 5 or 6 years; that the parking spaces are sometimes used during the night or occasionally for short periods during the day; that the area is one of low density and there is no parking problem in the streets; that to move parking spaces beyond the required setback would make it mandatory to set the buildings back a distance of 35 ft. from the street property line and this would complicate the problem of providing retaining walls and fill at the front of the buildings; that a setback of 35 ft. would not be in harmony with present adjacent buildings and buildings on adjoining corners, which are set back a much lesser amount; that the proposed 20 ft. setback is in character with present homes and buildings in the area and would create a more orderly and desirable corner and intersection arrangement; and

WHEREAS, the applicant contends that just prior to filing plans with the department of housing and buildings, The Bronx, the owner became aware of the change in zoning adopted by the City planning commission on May 19, 1954; that the owner inquired from a number of city agencies concerned in these matters as to whether plans could still be filed for the proposed construction work and was told that as a rule changes in zoning become effective 30 days after adoption and that if permits could be obtained and substantial construction work started within this period, it would not be affected by the zoning change; that on the basis of this information and to protect his interest in the property, although financing arrangements had as yet not been completed, plans were filed with the department of housing and buildings in The Bronx on May 27, 1954; that after plans and applications were assigned to be examined, the owner was informed by the department of housing and buildings that there seemed to be a great deal of objection to the zoning change, and a great deal of confusion with reference to the effective date of the new zoning, and in view of this the owner was informed that all approval of plans in this area was being withheld pending clarification of the effective date; that this period of confusion seemed to exist for a number of months, during which time the department caused these approvals to be withheld until the matter was clarified on August 26, 1954, as the new zoning was then definitely established as E-1 and effective on the same date; that the owner was then informed that the construction as proposed could no longer be considered; that the owner felt that had it been allowed the usual 30 day period for the zoning to have become effective after approval by the Board of Estimate, this would have allowed ample time to obtain approvals and permits and erect a substantial portion of the masonry enclosure walls of the proposed buildings; that it was also pointed out that filing of plans was undertaken on advice received on the basis of past actions in zoning matters and on the basis of the 30 day period; that the department informed the owner that since the new zoning was already effective, it had no authority to consider the matter further on the basis of the old zoning, even though the owner was forced to delay the construction to a time when such approval became impossible; that it was suggested that the owner had the right to submit the matter to this Board for further consideration; that this information is submitted to indicate to the Board why this application was delayed about 7 months after original filing of plans; and

WHEREAS, the applicant further contends that Kerlin Homes, Inc., has found from its experience in this neighborhood that the demand is predominantly for two family homes of the type it had been constructing and selling in the $23,000 to $27,000 price range; that buildings constructed at a higher cost do not attract buyers in this locality; that the area is now predominantly developed with two family homes of a similar type and there are also some one family homes and multiple dwellings; that the building on the adjacent property to the east is a multiple dwelling and that all other buildings within sight of this property, adjacent and across the street, are two family dwellings; that the proposed construction is in definite character with all buildings in the locality, most of which are two family residence buildings built since the last war; that in changing the area from C to E-1 it was never the intent of the City Planning commission to bar this type of structure in the area, as explained in the minutes of the proceedings, dated May 19, 1954—quote—the change from C to E-1 as now proposed would tend to maintain the present low density characteristics of the locality and would preclude the development of vacant parcels with large apartment buildings which would be incompatible with the existing residential development—unquote; that the proposed buildings are to be semi-attached, having a side yard for every building, so that the coverage of the land amounts to about 40% and this, plus the fact that each building is limited to two families, will not increase the density of the area; that the proposed construction is an improvement over a great many existing one and two family buildings, which are completely attached and cover 60 or more percent of the plot; and

WHEREAS, the applicant further contends that the new E-1 zoning can have little effect in improving or otherwise changing the character of the neighborhood, as the same is now over 80% developed, primarily with structures of the type proposed; that besides the corner property proposed to be built upon, there is a 50 ft. wide strip across the street on the northeast corner which is still vacant and most other properties in close proximity to the proposed building site are already developed; that the rezoning in this area, therefore, represents nothing but spot zoning which can have no beneficial effect; that in making an attempt to comply with

the requirements of an E-1 zone the owner would be confronted with many problems and practical difficulties; that the E-1 zone would dictate that this plot of land be developed with two 2-family residence buildings, due to requirements, in an E-1 zone, of setbacks and open spaces; that the present property is now an average of 8 to 10 ft. below grade and to develop this property with two buildings, a vast area of open space would remain, thus requiring excessive fill and retaining walls, the cost of which would raise the selling price of the two buildings to such a point as to render them unmarketable; that it would be unwise to create two high cost residence buildings in this area, as the railroad a block away and similar undesirable elements in the immediate vicinity, limit the value of the neighborhood as class A residential; that experience has shown that high cost homes cannot be sold in this area; that the erection of four buildings as originally proposed would greatly diminish the extent of problems in connnection with providing fill and retaining walls and would lead to a more desirable and sensible development of the land in view of present physical conditions and the surrounding environment; that the proposed construction will actually further extend and guarantee the low density characteristics of the neighborhood and it is therefore requested that the Board act favorably on this application and permit the owner to proceed with the buildings as originally planned; and

WHEREAS, the applicant states that the present owner has held title to the property since March 3, 1954 and that the assessed valuation of land is $5,400; and

WHEREAS, the Board is of the opinion there is no basis for erecting buildings not permitted in a E-1 zone and not complying with requirements therefor as to yards and courts and suggested that in lieu of the instant proposal, not over three buildings should be constructed on the lots, which should comply with the requirements; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applics. 600-54 to 603/54, inc., Objections 1, 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

13-55-BZ

APPLICANT—Arthur S. Hirsch, for S.F.B. Inc., (formerly S.F. Brown) owner (Car Wholesalers, Inc., lessee).

SUBJECT—Application January 12, 1955—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit partly in a business use district and partly in a residental use district, the extension of the existing use for the sale of used cars into the residential district and to allow curb cuts at a point less than 75 ft. from the residential zone.

PREMISES AFFECTED—63-11 Queens boulevard, north side, from 63rd to 64th streets, Block 1340, Lot 1, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Arthur S. Hirsch.

For Opposition: August DeMartine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 64th street are in residence and business use, B area, class 1½ height districts; 63rd street and Queens boulevard are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 14, 1954 acting on Alt. Applic. 2978-54, reads:

> "1. The use of the premises lying partly in a business use district and partly in a residence use district for the sale of used cars in the Residence portion of the lot is contrary to Art. II Sec. 3 of Zoning Resolution.
>
> 2. A business entrance or exit located within 75' of a Residence Use District is contrary to Art. II Sec. 7A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 21.42 ft. frontage by 85.93 ft. in depth, irregular, presently used as a used car sales lot confined to business use portion of plot, for which certificate of occupancy No. 82501-52 has been filed; that it is proposed to extend use for sale of used cars from existing use in business district, to residential district, and to allow curb cuts at a point less than 75 ft. from the residential district; and

WHEREAS, the applicant contends that approximately 5,000 sq. ft. of the area of 23,500 sq. ft. involved is not usable for business use, even though it is part of the same parcel of land; that the purpose of this application is to extend the use for sale of used cars to the irregular strip of land on 64th street within the residential zone and to allow the curb cuts which have been previously paid for, at a point less than 75 ft. from the residential zone; that the requested variance will allow full use of the land for which a rental is being paid and will not in any way affect the remaining residential zone adjacent to the property in question; and

WHEREAS, the applicant states that the present owner has held title to the property since January 29, 1954 and that the assessed valuation of land is $26,800; that the building was erected in 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that the portion of the plot within the residential district is now being used, that there is a gate in the woven wire fence from such residential portion of the plot to 64th Street; the committee recommends that the application should be granted under certain conditions, to permit the use of the portion in the residential district as an extension of the use now existing in the business district, namely, the sale of used cars; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension into the more restricted area, substantially as proposed and as indicated on plans filed with this application marked, "Received, January 12, 1955" (one sheet) *on condition* that there shall be erected on the street building line and on the rear lot line to the north and side lot line to the west a woven wire fence conforming with the existing woven wire fence around the existing premises; that in such fence there shall be no opening from the residential district to 64th Street; that all access to this portion of the plot in the residential district shall be through the area in the business district; that such portion of the plot shall be levelled substantially to the grade of the street and shall be surfaced with clean gravel or steam cinders and treated with an asphaltic binder and properly rolled; that no signs shall be erected within the residential district; and that all permits shall be obtained and work completed within six months from the date of this resolution.

46-55-BZ

APPLICANT—Arthur J. Goldsmith, for LaSalle Holding Corp., owner.

MINUTES

SUBJECT—Application January 14, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail district, a cabaret in an existing restaurant on premises.
PREMISES AFFECTED—34-36 East 60th street, south side, 131 ft. west of Park avenue and 178 ft. east of Madison avenue, Block 1374, Lots 42 and 43, Borough of Manhattan.
APPEARANCES—
For Applicant: Fred C. Dahlen, Arthur J. Goldsmith and Ruth Ranson.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over, to November 22, 1955, for applicant to file plans showing where music will be located and advise Board as to the class of buildings; hearing closed; and
WHEREAS, the district maps accompanynng the zoning resolution show that the site is in a restricted retail use, B area, class 1½ height district; and
WHEREAS, the decision of the borough superintendent, dated December 16, 1954 acting on Misc. Applic. 133-47, reads:

"A1. Objection repeated. Premises #36 East 60th St. is classified as an 'Heretofore converted Dwelling.' Premises #28/34 E. 60th St. is classified as an 'Heretofore Erected Existing Class "B" Hotel'. Both of the above buildings are located in a 'Restricted Retail Dictrict'. Art II Sec. 4B subdivision C of the Zoning Resolution prohibits a cabaret in other than a hotel. The existing P/A 133-47 covers both buildings. Certificate of Occupancy #39839 was issued by the Department on on 5/12/52 for an H.F. Exist., Class 'B' Hotel on the premises #28/34 E. 60 St. It does not include the premises #36 E. 60 St., which is classified as a Heretofore Converted Dwelling. Therefore the proposed change from restaurant to cabaret is denied."

nd

WHEREAS, the applicant states that the premises consist f a plot, 102 ft. frontage by 100 ft. 5 in. in depth, on hich is an existing class B hotel of class 1 construction, 4 stories, 150 feet, in height, occupies on the ground floor a restaurant since 1947 under certificate of occupancy o. 39839; that it is proposed to operate a cabaret in the ortion at No. 36 East 60th street where it is not permitted, being permitted in premises 28-34 East 60th street; and
WHEREAS, the applicant contends that presently there is a staurant on the ground floor of the hotel running from mbers 28 through 36 which has been used as a restaurant nce 1947, when P/A 133-47 was issued to cover both buildgs for a restaurant; that heretofore and in or about the ar 1936 there had been a cabaret situated in the premises -34 East 60th street; that the present restaurant covers me 100 ft. in length on the ground floor of the hotel and e adjoining building; that, however, due to the zoning solution as it presently exists, under the law no cabaret is rmissible in that portion of the restaurant located in emises 36 East 60th street, but is permitted in premises -34; that although the major portion of the restaurant is ated in 28-34, no cabaret permit can be issued for those emises unless some 20 ft. of the restaurant located in No. is walled off; that the present lessees of the restaurant ve expended some $40,000 in purchasing and altering the id restaurant; that they find it necessary, in order to atict sufficient business, that they have a piano and string semble to entertain their customers and in order to provide ch music it is necessary to have a cabaret license; that der the present zoning resolution this is impossible; that it is to be noted that the only reason why a cabaret license is desired is to furnish chamber music; that there is no intent on the part of the owners to furnish any floor show of any sort or to have any dancing; that the music to be furnished will be chamber music which will not be heard beyond the confines of the restaurant; that it is extremely unjust to prevent the owner from obtaining a cabaret license because a small portion of the restaurant is located in a building which by the terms of the zoning resolution prohibits a cabaret and it is therefore requested that a variance be granted so that a cabaret license can be obtained for the premises 36 East 60th street; and
WHEREAS, the applicant states that the present owner has held title to the property since 1920; that the assessed valuation of land is $306,000 and the building $525,000 making a total of $831,000; that the building was erected in 1916; and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee notes that the applicant states, in a letter, that the smaller building, in which the use as a cabaret is desired, is classified as a heretofore converted Class A multiple dwelling; that the larger building connected to the building under consideration is an office building formerly a hotel; and
WHEREAS, the Board found that this was an appropriate case in which to exercise descretion to grant under Section 7, Subdivision e of the Zoning Resolution.
Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e to permit in the first story restaurant, which is connected with the first story restaurant of the adjoining building, a former hotel, now occupied for offices, the cabaret use as proposed consisting of a piano and player and three violinists, as proposed and as indicated on plans filed with this application marked, "Received January 14, 1955" (2 sheets) and "November 9, 1955" (one sheet) as corrected to show location of proposed music stand; that all permits shall be obtained and all work completed within six months from the date of this resolution and a new Certificate of Occupancy obtained.

127-55-BZ

APPLICANT—Patrick D. Concagh, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.
SUBJECT—Application February 15, 1955—(decision of the borough superintendent) under sections 7b, 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than 5 cars and storage room.
PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.
APPEARANCES—
For Applicant: P. D. Concagh and Alfred Friedman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; and
WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and unrestricted use, B area, class 1½ height districts; and
WHEREAS, the decision of the borough superintendent, dated February 4, 1955 acting on amendment to N.B. Applic. 1048-54, reads:

"1. On a lot which is located in a business and unrestricted district and is now occupied as a parking lot

for more than 5 motor vehicles, the proposed gasoline station, car wash, lubritorium, office and storage room is contrary to Sect. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 168.64 ft. in depth, irregular, presently vacant; that it is proposed to erect a gasoline service station, 65 ft. front, 41\ ft. in depth, 15 ft. in height, to include car wash, lubritorium, storage and sale of accessories and office, minor auto repairs and storage room, and parking lot for more than five motor vehicles; and

WHEREAS, the applicant further states that the subject plot has a frontage of 100 ft. by 168.64 ft. along the westerly lot line and 168.95 ft. in depth along the easterly lot line; that the plot is vacant and is being used for the parking of motor vehicles under certificate of occupancy No. 14689-54; that it is proposed to use a portion of the plot for the erection and maintenance of a gasoline service station, lubritorium, car wash and office and salesroom for the storage and sale of automobile accessories and auto repairs; that an old 3-story frame structure on the site was demolished in 1954; that the front of the lot to a depth of 100 ft. is located in a business use district and the remainder is unrestricted; that the area designation is B and the height designation is class 1½; that there has been no zoning change since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the proposed building will be of modern design and will be set back from the building line a distance of 33 ft.; that it will occupy, roughly, about 13% of the area of the plot, thus permitting sufficient open space to allow cars awaiting service to be maneuvered in and out of the station without interfering with vehicular or pedestrian traffic; that 163rd street at this point is a very heavily trafficked thoroughfare; that the southern terminus of Boston road is located at 163rd street, at its intersection with the easterly side of 3rd avenuc, a short distance from the site; that most of the auto traffic on Boston road uses this direct route to reach upper Manhattan and New Jersey; that this southerly route is down Boston road to 163rd street, thence westerly to Washington avenue, southerly to 161st street, thence westerly across Macombs Dam bridge to Manhattan; that this route is also fed by traffic from Westchestcr avenue which intersects 163rd street several blocks to the east; that this traffic is composed of all types of motor vehicles, from passenger cars, to commercial trucks engaged in interstate commerce; that the erection of a gasoline station of modern design on a large plot, such as the one proposed, would provide a much needed service to the great number of auto vehicles using this route; that the station as proposed is in a much better position, both as to design and location, to serve this need, than the present stations in the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since June 18, 1954; that the assessed valuation of land is 29,500 and of the building $2,500 making a total of $32,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that, in view of the surrounding conditions and the fact that a portion of the premises are in an unrestricted district and that there are garages at the rear and the east side, the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises within the business use district to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked, "Received, February 15, 1955" (3 sheets) *on condition* that such use shall be in connection with the unrestricted district where such use is permitted provided that the plans as above cited are complied with; that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of 163rd Street; that the accessory building shall be of the general arrangement and construction as indicated and faced, as to the facade towards 163rd Street, with face brick; that the balance of the walls may be of concrete block or other permitted masonry; that there shall be no cellar under the accessory building; that the pumps shall be of a low approved type and erected not nearer than fifteen feet to the street building line of 163rd Strcet; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type not lcss than 5 ft. 6 in. in height, including a concrete masonry base; that under Section 7i there may be repairing in the unrestricted district and also in the accessory building with hand tools only for adjustment; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that entrance to the premises shall consist of two curb cuts not over 30 ft. in width; that no portion of any curb cut shall be nearer than five feet to a side lot line as prolongated; that the sidewalk and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that there may be under Section 7e for a similar term the parking of cars awaiting service, and also transients, provided such parking of cars does not interfere with the servicing of the station; and that all permits shall be obtaincd and all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

153-55-BZ

APPLICANT—Patrick D. Concagh, for Jessie Millefiori, owner.

SUBJECT—Application February 24, 1955—(decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district, the maintenance of existing uses of auto repair, body, fender and spraying shop.

PREMISES AFFECTED—2955-2957 Boston road, west side, 95.93 ft. south of Adee avenue, Block 4555, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Imre Benedek.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, at request of representative of attorney in objection, applicant concurring; no further requests for adjournments to be considered; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Paulding avenue and Boston road are in a business use, D area, class 1 height district; Adee avenue is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1955 acting on Alt. Applic. 958-54, reads:

"1. The proposed 'Auto repair, body and fender and

spraying shop' in a business use district is contrary to Sect. 4 of the Zon. Res."

nd

WHEREAS, the applicant states that the premises consist f a plot, 50 ft. frontage by 112.71 ft. in depth, irregular, n which is located a one story building of class 5 construc- on, 49.20 ft. front, 79.20 ft. deep, 10 ft. in height; that it is roposed to reconstruct the outer walls of the present struc- ire by substituting masonry construction for the present rame and metal walls, thus providing a safer and more ubstantial structure for the work being carried on there; hat the premises will also be made to conform to the rules nd regulations of the Board governing the use of equipment or spraying and drying of paints, etc.; and

WHEREAS, the applicant states that as of July 25, 1916 the te was located in a business use, class 1 height and C area strict; that on July 20, 1942 the C area zone was changed its present designation of D area; that there were no her changes and there is no application pending at the resent time with the city planning commission to change the ne; and

WHEREAS, the applicant states that violation No. C1790 of 54 was issued on October 18, 1954 for the erection of a nder block enclosure without first filing application and ans with the department of housing and buildings; that ere has been no court action taken against this violation; at violation No. Z-8-1950 was filed for maintaining a otor vehicle repair shop which is located in a business strict, contrary to law; that this violation was brought to the Magistrate's court and a fine of $15.00 was imposed the owner on April 13, 1954; that this violation was ain brought into court and the owner was again fined $10 September 24, 1954; that there is no action pending in urt, at the present time, against either violation; and

WHEREAS, the applicant contends that the plot is improved a one story structure of metal and frame construction, hich has been used by the present owner since its purchase 1944 as a general auto body repair and collision work, inting and spraying and car alignment; that in 1944 the esent owner bought the site and the business conducted reon, from a bank which had previously foreclosed its lien ainst the former owner; that for several years prior to 44, the present owner and her husband conducted, as ten- s, a similar business at 374-376 Willoughby avenue, ooklyn; that they were forced to discontinue that business ause their landlord had, within a period of one year, sed their rent to an amount that equalled three times the ount they originally paid; that their tools were placed in rage for several months pending location of new quar- s; that during this period and for several years prior reto, they resided at 2745 Barnes avenue in the Borough the Bronx; that this is their present address and is but a rt distance away from the site; that both the owner and husband have, to their own knowledge, known that the ject premises were used by the former owner for gen- auto repair, painting and spraying work since 1927; t they were given assurances when they bought the mises that the work which was being carried on was l and that all necessary permits were obtained; that un- the present violations were filed against the premises, ody had questioned their right to carry on the present ness; that the earliest records of the department of sing and buildings indicate an approval in 1927 for "a l frame metal covered building 35 ft. front, 18 ft. deep, ft. high to eaves and 14 ft. to ridge; framework of ucture to be of angle iron, covering of walls and roof to of 24 gauge metal (galvanized); foundations to be of crete 12 in. thick; floor of concrete 4 in. thick; to be l for auto accessory store and battery changing station"; h this application was approved July 22, 1927 and there- r certificate of occupancy No. 1825, filed with this ap- ation, was issued for "store, auto accessory and battery nging"; that under Slip Applic. No. 1291 of 1930 the ding was moved from front to rear and placed on con- e foundation 12 in. by 18 in. with concrete floor; that h southerly wall within 2 ft. of lot line was filled with 6 in. terra cotta blocks; that the store front was reconstructed under this application; and

WHEREAS, the applicant states that the present owner has held title to the property since June 13, 1944; that the assessed valuation of land is $7,000 and of the building $2,200 making a total of $9,200; that the building was erected in 1927; and

WHEREAS, the premises were previously inspected by a committee of the Board in connection with similar use in adjoining building under Cal. No. 698-54-BZ; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i for a term of five years to permit the premises to be continued as a motor vehicle repair shop with spraying substantially as proposed and as indicated on plans filed with this application marked, "Received February 24, 1955" (4 sheets) and "November 2, 1955" (one sheet) *on condition* that the building shall be reconstructed as proposed and as shown on such plans; that all rubbish and broken down cars shall be removed from the premises, including the rear yard, and the rear yard shall be kept clean; that situable fences shall be maintained along the side lot line and rear lot line consisting of new material with a solid gate which shall remain closed except when necessary to open for delivery of a car; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

216-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas W. and Nestor V. Vowteras, owners.

SUBJECT—Application March 15, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, D and E1 area district, the storage and sale of compressors and parts, and off street loading.

PREMISES AFFECTED—123-40 Merrick boulevard and 174-51 125th avenue northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Sophie Leslie and Primo Echevarria.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1955 after due notice by publication in the Bulletin; laid over, to November 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Merrick boulevard and 125th avenue are in residence and local retail use, D and E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1955 acting on Alt. Applic. 140-55, reads:

"1. Proposed use of building partly in Local Retail Use District and partly in Residence Use District for the storage and sale of compressors and parts and for off street loading is contrary to Article II Sec. 3 of Zoning Resolution.

2. The area of coverage in the residence portion of the plot is in excess of that permitted by Sec. 15-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consists of a plot, 54.11 ft. frontage by 194.38 ft. in depth, irregular, on which is located a one story building of class 3 construction; that it is proposed to permit the storage and sale of compressors and parts, and off-street loading; and

WHEREAS, the applicant contends that the premises is presently occupied under certificate of occupancy No. Q-33238 dated September 11, 1945 under which the permitted use is storage and sale of mason materials, with that use confined to that portion of the lot which originally was in a business use district and is now in a local retail use district; that the only proposed entrance or exit on 125th avenue will be to the loading area approximately 63.88 ft. south of the intersection with Merrick boulevard, and other than that there will be no opening on the 125th avenue frontage; that the property abutting to the west is used as a building materials storage yard; that the southeast corner of 125th avenue and Merrick boulevard is improved with a non-conforming gasoline station use, as is the northeast corner of Ursina road and Merrick boulevard; that directly opposite the property across Merrick boulevard is a non-conforming advertising sign in block 12483, lot 30 and also a non-conforming advertising sign in lot 14, in the same block; that other than the gas station on the southeast corner of 125th avenue and Merrick boulevard and two story frame dwelling partly within the local retail use district, the opposite frontage on 125th avenue is unimproved; that part of such frontage is mapped for future use as 176th street; and

WHEREAS, the applicant states that the property referred to is presently zoned as a class ½ height district; that the portion of the property within 100 ft. of Merrick boulevard is presently zoned as a local retail district and a D area district and the remainder is zoned as a residence district and an E-1 area district; that as of July 25, 1916 the portion of the property within 100 ft. of Merrick boulevard was zoned as a business district and the present local retail designation of this portion became effective on January 21, 1947; that the residence designation of the remainder has existed since July 25, 1916; that as of July 25, 1916 the property was zoned as a one time height district and a D area district and the present height designation and the present area zoning pattern became effective on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1952; that the assessed valuation of land is $5,500 and of the building $8,500 making a total of $14,000; that the building was erected in 1944; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the permitted use into the more restricted district, substantially as proposed and as indicated on plans filed with this application marked, "Received March 15, 1955" (4 sheets) and "November 4, 1955" (one sheet) *on condition* that the building as proposed on the front of the lot shall comply with all of the requirements therefor; that the existing rear buildings, now proposed to be used for storage may be maintained *provided* that there shall be no entrance or exit to such buildings from 125th avenue; that all entrances and exits shall be from the yard of these premises; that the existing curb cuts from in front of such storage buildings shall be replaced with curbing; that one new curb cut may be permitted for entrance to the loading area of the proposed building; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto; that the wall shall be maintained on the lot line to the north and to the west where walls of adjoining buildings on this lot do not occur; that all loading and unloading shall be within the building or yard and no loading or unloading shall be carried on on the street or sidewalk; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

232-55-BZ

APPLICANT—Burke, Green and Groh, for Freya Heintz, owner.

SUBJECT—Application March 25, 1955—(decision of the borough superintendent) under section 7c and 21 of the zoning resolution, to permit on a lot located partly in a local retail use, D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area, district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G1 area district; to omit the required side yard in the G1 area district; to permit the locations of the required loading space and parking of customer's cars within the residence use district portion of the lot.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 1, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Commissioner Keating .....

Negative: Commissioner Kleinert and Deputy Chief Connolly .....

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1955, after due notice by publication in the Bulletin of the Board; laid over to November 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is partly in a local retail use, D area district and partly in a residence use, G-1 area district; that Merrick Boulevard is in a local retail use area, retail use, D area district and that 233rd Street is in a residence, local retail and retail use district; and

WHEREAS, the decision of the borough superintendent dated September 9, 1955 on N.B. App. 642 of 1955 reads:

"1. Proposed use of the Residence portion of a lot partly in a residence use district and partly in a local retail use district for a supermarket, a required loading berth, and the parking of more than 5 cars (patrons) is contrary to Art. II Sec. 3 of the zoning resolution.

"2. Proposed area of building is in excess of permitted area in a D district.

"3. Proposed building less than 15 ft. from a street line in that portion of the lot lying in a G-1 area district is contrary to Art. IV, Sec. 16-C of the zoning resolution.

"4. Proposed building with a side yard of less than 15 ft. in that portion of the lot lying in a G-1 area district is contrary to Art IV, Sec. 16-C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a lot 90.59 ft. front on Merrick Boulevard and 198.37 ft. irregular, frontage on 233rd Street, upon which it is proposed to erect a one story building 18.4 ft. in height of class 3 construction, 90 ft. by 112 ft. in area with a one story extension 12 ft. 8 in. by 23 ft. 4 in. in depth and to provid

loading berth and for the parking of patrons' cars at the rear of the lot; and

WHEREAS, the applicant states that as of July 25, 1916 the portion of the property within 100 ft. of Merrick Boulevard was zoned for business use and the present local retail designation of this portion became effective January 21, 1947; that the balance of the plot now zoned for residence use has been so zoned since July 25, 1916; and

WHEREAS, the applicant states that as of July 25, 1916, the entire premises was in a D area district and that on October 26, 1934, the portion of the property beyond 100 ft. from Merrick Boulevard was placed in an E area district and the present G-1 area district designation became effective June 30, 1952; and

WHEREAS, the applicant states the premises are now occupied and have been occupied for the past 35 years as a dog kennel; that the premises are under contract of sale to a builder who will erect a supermarket and lease it to Gilbert Brothers for operation; that the proposed building will be used and occupied as follows: basement will contain men's and women's lavatories and dressing rooms and the balance of the basement used for the storage of products sold on the premises; that the first floor will contain the usual supermarket accessories such as dairy and produce counter, groceries, meat, poultry and frozen foods counters; that there will be a garbage disposal room at the rear and that pick-up of garbage will be made from the parking area at the rear of the premises; that the building will be constructed of masonry faced with 4 ins. of face brick; that the windows will be ¼ in. polished plate glass; that there will be a plaster ceiling and built-up roof; that the basement, or cellar, will be surfaced with 4 ins. of concrete as a floor; that the balance of the premises will be used for the parking of patrons' cars and will be levelled and graded and paved with six inches of cinders with asphalt binder and enclosed with a chain link wire fence five feet high, with a 9 ft. curb cut located on the 233rd street side of the property for ingress and egress from the parking area; and

WHEREAS, the applicant states that since the proposed parking area will be insufficient for the minimum requirements of the proposed supermarket, a similar case has been filed with the Board affecting premises on the easterly side of 233rd Street to provide for additional parking area; and

WHEREAS, the applicant contends that the corner in question is one of the busier corners in a growing business section of Queens County; that there has been need for a large supermarket in this area for some time and the interest of a major food chain to occupy the corner is evidence of the fact that site is important in this respect; that the building as proposed will remove an eyesore from the particular section of Queens County and it is therefore requested that the Board favorably consider this application so as to permit the erection of the supermarket on the premises and to allow a greater percentage of coverage than ordinarily permitted in a D area district, and to permit the omission of the required side yards in a G-1 area district; and

WHEREAS, the applicant states the proposed building will cover 59% of the plot; that the total area of the plot is 17,550 sq. ft. and the proposed building will be 10,340 sq. ft.; and

WHEREAS, the applicant contends that the rear yard requirements have been complied with since more than 30 ft. rear yard has been provided; and

WHEREAS, the area of the lot in the local retail use D area district is 9,190 sq. ft.; that the area of the lot in a residence use, G-1 area district is 8,954 sq. ft.; that the total area of the lot is 18,144 sq. ft.; and

WHEREAS, the applicant states that the coverage permitted in a local retail use, D area portion of the plot is 3,500 sq. ft. based on the allowance for a corner lot and for the balance of the lot 2,304 sq. ft. making a total of permitted coverage of 5,804 sq. ft. in the local retail use G area district; that in the residence use, G-1 area district the permitted coverage is 3,582 sq. ft. making a total permitted coverage for the entire plot of 9,386 sq. ft.; that the area of coverage proposed in a local retail use, G area district is 9,190 sq. ft. as against a permitted coverage of 5,804 sq. ft. leaving an excess of 3,386 sq. ft., that the total permitted coverage in a residence use, G-1 area district is 3,582 sq. ft., that the proposed coverage in such portion is 1,340 sq. ft., that the entire building will cover an area of 10,855 sq. ft.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and it was noted that the entire plot is now occupied as dog kennels, which have existed for many years and are probably classed as a lawful non-conforming use; and

WHEREAS, the following resolution was offered for adoption by the Chairman:

> The motion is to grant under Section 7c to permit the extension of the use into the more restricted district substantially as proposed and as indicated on plans filed with this application marked "Received March 25, 1955" (3 sheets), "August 31, 1955" (one sheet) and "September 8, 1955" (2 sheets) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be arranged and constructed as indicated on such plans and in all other respects shall comply with all laws, rules and regulations applicable to the buildings and uses; that there shall be no openings from the building to the side lot line to the west; that there shall be no advertising pylon erected on the building above the roof; that all signs shall be on the faces of the building and shall comply with the requirements of the zoning district regulations; that the rear portion of the premises may be occupied for parking and unloading by patrons and employees of the premises; that there shall be erected on the rear lot line to the north and on the side lot line to the west a masonry wall not less than five feet six inches in height; that a similar wall shall be erected along the line of 233rd Street, except for two openings thereto as indicated, each not over 12 feet in width and with curb cuts opposite of similar width; that such parking area shall be levelled substantially to the grade of 233rd Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

WHEREAS, the Board found that there was no justification for exercise of discretion to grant under Section 7, subdivision e of the Zoning Resolution.

Resolved, that the decision of the borough superintendent acting on N.B. App. 642/55, be and hereby is *affirmed* and that the application be and it hereby is *denied.*

233-55-BZ

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.

SUBJECT—Application March 25, 1955—(decision of the borough superintendent) under sections 7c, 7h, and 7A of the zoning resolution, to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick boulevard, northwest corner of 233rd street and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert J. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, these premises were inspected by a committee of the Board in connection with Cal. No. 232-55-BZ; that this plot was proposed for parking use within the retail use

district, which in this block, extends for a depth of 150 ft., by special amendment adopted by the City Planning Commission for a special building that was not constructed; and

WHEREAS, in view of the action taken this day under Cal. No. 232-55-BZ, it is recommended that the matter be withdrawn.

Resolved, that this application be and it hereby is *withdrawn.*

255-55-BZ

APPLICANT—Joseph and Vladeck, for Lucy Arvell, et al., owners.

SUBJECT—Application April 1, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the use of 26 garages (private) not in appurtenance to dwellings on the same lot, the maintenance of existing structures and use as individual garages by owners, using more than the area permitted.

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68, inclusive, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: W.C. Vladeck.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1955, after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 43rd street and Barnett avenue are in residence. and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1955 acting on Alt. Applic, 2967-54, reads:

"1. In a residence district, a private garage must be an appurtenance to a dwelling on the same lot, Art. 2, Sec. 3, Subd. 9 of the Zoning Resolution.

2. The area of the plot occupied is excessive, see Sec. 12-B of the Zoning Resolution."

and

WHEREAS, the applicant states that thc premises consist of a plot, 9 ft. 2 in. to 16 ft. (vary) frontage by 18.85 ft. in depth, on which exist 26 one-story garages of class 3 construction, 10 ft. in height; that it is proposed to maintain existing structures and use as individual garages by owners; and

WHEREAS, the applicant further states that in connection with the development of Sunnyside Gardens by the City Housing corporation in 1927, the group of garages with which this appeal is concerned were erected in 1927 and certificates of occupancy Nos. 29683, 29688, 29689 and 29690 were issued May 12, 1927 covering the six garages in groups of four buildings; that the original certificates of occupancy had apparently been issued for the garage use not as an accessory use, as that use discription had been stricken off the certificate; that the area was initially zoned in July 25, 1916 as an unrestricted use, 1½ times height, B area and that zoning was maintained without change until January 21, 1947, when the use was changed from unrestricted to residential on the street frontage occupied by these garages; that the garage structures and their use as individual garages by owners and/or tenants of Sunyside gardens have remained unchanged since the original occupancy in 1927; that in August, 1951 when the City housing corporation was liquidating its holdings in Sunnyside gardens, a group of owners formed a joint corporation, purchased the garages and then deeded them to the individual owners whose names have been submitted with this application; that subsequently, each of the owners received a notice of violation; that violations Nos. 4194 to 4219/54 were issued on October 1 and 2, 1954 stating that the arca of the lots had been reduced and diminished and were contrary to thc plan on record and required the filing of plans and applications for examination and approval; that plans were filed with the department of housing and buildings for each of the 26 individual garages affected; that objections were received February 8, 1955 and reconsideration denied March 11, 1955 on the ground that in a residence district a privatc garage must be an appurtenance to a dwelling on the same lot, and that the area of the plot occupied as excessive under section 12-B; and

WHEREAS, the applicant contends that there has been no change in structure or use in the 28 years of the existence of the garages only of use zoning and of ownership; that had there been no change in ownership, the garages would be a legal non-conforming use under existing certificate of occupancy; that in light of general parking difficulties and the fact that two years ago, through the creation of a playground a short distance away, the City eliminated a public parking lot and no other facilities are or can be made available for off-street parking; that the present owners purchased the property in good faith in order to continue the provision of off-street parking space for themselves; that there were no violations existing at the time of purchase or cession and there has been no action on the part of the owners which has in any way changed the structure or use; that denial of a variance permitting the continuation of such use would work double hardship upon them, first, in the elimination of the availability of 26 off-street parking spaces and second, the wiping out of the equity funds invested for the purchase of the garages; and

WHEREAS, the applicant states that the present owners have held title to the property since August, 1951; that the assessed valuation is $300 for each lot and $500 for each garage making a total of $800 for each lot; that the garages were erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which was aware of the existence of these garages which had been constructed in connection with the Sunnyside Houses for garage use and which garage use apparently has been continued, except that the houses have been sold and some of the house owners purchased the garages individually for their own use although garage was not on the same lot as the house; and

WHEREAS, the Board found that the applicant had substantiated to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it herby is *granted* under Section 21, to permit the continuance of the garage buildings substantially as proposed and as indicated on plans filed with this application marked "Received April 1, 1955", 27 sheets, "October 24, 1955", 1 sheet and "October 27, 1955", 1 sheet, showing the ownership of each garage and location of the dwelling of the owner, *on condition* that the garages shall not be increased in height or area and shall be continued only for the use herein permitted and that the existing construction of same may be as permitted by resolution adopted this day by the Board under Cal. 256-55-A; and that all permits required shall be obtained and all work completed within six (6) months from the date of the resolution.

256-55-A

APPLICANT—Joseph and Vladeck, for Lucy Arnell, et al., owners.

SUBJECT—Application April 1, 1955—re Appeal from a decision of the borough superintendent and from order and decision of the fire commissioner—re class III construction—masonry walls.

MINUTES

PREMISES AFFECTED—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-37 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: W. C. Vladeck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated March 11, 1955, on Alt. App. 2967/54 and Alt. App. 84 to 108/55, inc. reads:

"3. Individual Class III buildings must be separated from other Class 3 buildings by masonry walls, Sec. 3.2.3 of the Administrative Code."

and

WHEREAS, the following orders of the Fire Commissioner were issued as follows and read:

#3962-4 — issued May 4, 1954
9027-4 — " December 3, 1954
8924-4 — " December 9, 1954
9333-4 — " December 13, 1954
9510-4 — " December 17, 1954

"1. File with Division of Combustibles, Fire Department, A Certificate of Occupancy from Department of Housing and Buildings authorizing the use of premises to maintain a non-storage garage (1 car) Sec. C26- Administrative Code."

nd

WHEREAS, the decision of the Fire Commissioner dated August 30, 1955, relating to Folder Nos. 481977 to 482500 : 428968 reads:

"In reply to your letter of July 27, 1955 and supplementing our reply of July 5, 1955 in folder No. G 482500 please be advised as follows:

1. All Fire Department violations are based on Housing and Buildings letters objecting to issuance of Fire Department permits for individual garages.

2. The violation orders are of two types but have the same intent:

a. File with Division of Combustibles, Fire Department, a Certificate of Occupancy from Department of Housing and Buildings, authorizing use of premises as a Non-Storage Garage

—OR—

b. Submit proof to this office that the Department of Housing and Buildings has no objection to the use of the premises as a Non-Storage Garage."

id

WHEREAS, Violations have been issued by the Borough perintendent charging violation of Sec. C26-179.0 of the dministrative Code in that the area of the lot has been re- ced and diminished contrary to plan on record; and

WHEREAS, Certificates of Occupancy #29688, 29689, 29690 re issued by the superintendent of buildings in 1927 upon mpletion of these buildings, permitting their use as gar- es in groups of six and eight; and

WHEREAS, the applicant states the garages in question re erected in 1927 when the premises were in an unre- icted zone and the garages were to be used as accessory dwellings located on the same plot; that in 1951 the ner of the development, the City Housing Corporation uidated its holdings in Sunnyside Gardens and a group owners formed a corporation, purchased the garages and ded them to individual owners; thereafter violations re issued by the superintendent stating the lot had been luced and diminished and was contrary to the plan on ord, required the filing of plans and applications for ex- ination; that consequently plans were filed with the borough superintendent and disapproved on the grounds of construction; and

WHEREAS, the applicant contends there has been no change in the construction of the buildings or the use thereof in the past 28 years; that the present owners purchased the property in good faith in order to continue provision of off-street parking space for their own cars; that there were no violations existing at the time of purchase and there has been no action by the present owners which in any way changed the structure or use.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2967/54, and Alt. Apps. 84 to 108/55, inc., Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the existing construction separating each single car garage as now existing, except that if such construction is not in good condition it shall be replaced with similar construction as to separating partitions, and does hereby *modify* the decision of the fire commissioner relating to Orders Nos. 3962-4, 9027-4, 8924-4, 9333-4 and 9510-4, Objection 1, to permit the continuance of these garage units under the conditions proposed, namely that each garage unit shall be used only in connection with one house in the development, the owner of which has acquired title to such garage section, as indicated on plans filed and referred to in resolution adopted this day under Cal. No. 255-55-BZ.

416-55-BZ

APPLICANT—Ingram S. Carner, for Hyman Schiffman, owner.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), minor auto repairs (hand tools only), office storage, sale of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—187-193 Hegeman avenue and 628-634 Watkins street, northwest and 11-13 New Lots avenue, Block 3628, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative: 0

THE RESOLUTION:

WHEREAS, a public hearing was held on this application on October 11, 1955 after due notice by publication in the Bulletin; laid over to November 9, 1955, for inspection and decision; hearing closed; then to November 15, 1955, for revised plan of adjoining area and treatment of lot lines; then to November 22, 1955, for applicant to file revised plans showing location of building and walls; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hegeman avenue and Watkins street are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1955 acting on N.B. Applic. 405-55, reads:

"2. Proposed building & premises located in a retail use district, to be used for gasoline service station, lubritorium, car washing (non-automatic) minor repairs using hand tools only, office, sales & storage of auto accessories, and parking of more than five cars waiting to be serviced, is contrary to Article II, Section 4-A of the Zoning Resolution.

3. Show windows, business signs and business entrances facing on Watkins street within 75' of residence zone in a transition from retail to residence zone is contrary to Article II, Section 7-A of the Zoning Resolution.

(Note—There are no Building Department records indicating legal existence of motor vehicle repairs)."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 28 ft. 8 in. in depth, irregular, one story, of class 3 construction, 54 ft. 8 in. front, 28 ft. 8 in. in depth, 14 ft. in height; that the property was originally unrestricted and was changed in 1954 to retail use district; that it is proposed to erect and maintain, in the retail use district, a gasoline service station, lubritorium, car washing (non-automatic), minor repairs using hand tools only, office, storage, sale of auto accessories and parking of more than five cars awaiting service; and

WHEREAS, the applicant contends that the property is presently improved with eleven 1-car garages, office and gas station and open parking of more than five motor vehicles as per certificate of occupancy No. 122436 issued January 13, 1949 on Alt. Applic. 4201-48; that the original use as a gas station dates back to 1927 for which certificate of occupancy No. 46572 was issued and in 1929 certificate of occupancy No. 59259 was issued; that these were superseded by present certificate of occupancy No. 122436; that it is proposed to demolish the present dilapidated 1-car garages and gas station office and build a new, modern accessory building; that this legal gas station has existed here for almost 30 years and the proposed new building will in no way adversely affect property owners; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1943; that the assessed valuation of land is $29,000 and of the building $6,000 making a total of $35,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the occupancy of the premises as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application marked, "Received May 24, 1955" (4 sheets) and "November 21, 1955" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be arranged and constructed substantially as shown on such plans; that the accessory building shall be of the design and arrangement as indicated on such plans, including revised plans marked, "Received November 21, 1955"; that there shall be no cellar under the accessory building; and in all other respects the building shall comply with the requirements of the Building Code; that there shall be no openings in the rear wall; that the building shall be faced with face brick on all exposed sides; that there shall be erected on the lot lines to the west and north, where walls of adjoining buildings or of the accessory building do not occur, a masonry wall not less than 5 ft. 6 in. in height, with no openings therein; that along such wall there shall be a planting area with suitable planting material and properly protected with a concrete curbing not less than eight inches in height and eight inches in width; that pumps shall be of a low approved type and erected not nearer than 15 ft. to the street building line of Hegeman Avenue; that the gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the existing tanks may be reused if tested by the Fire Commissioner and found to be in good structural condition and complying with the requirements therefor; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that the sidewalks and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President, except for curb cuts as herein permitted, namely, one 30 ft. curb cut to Hegeman Avenue and one 15 ft. curb cut to New Lots Avenue and two curb cuts 20 ft. in width each to Watkins Street; that no portion of any curb cut shall be nearer than 5 ft. to a lot line as prolongated; that there shall be erected at the intersection of New Lots Avenue and Watkins Street a block of concrete extending for a distance of not less than five feet along either building line and not less than 12 inches in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection of one post standard at the intersection of Watkins Street and New Lots Avenue, where shown, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs maintained solely within the accessory building with hand tools for adjustments; that under Section 7e there may be parking of cars awaiting service, and transients, provided such parking does not interfere with the servicing of the station; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

424-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Edward A. Zimmerman, owner.

SUBJECT—Application May 25, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles on open lot, which is partly in a residence use district and partly in a business use district.

PREMISES AFFECTED—111-113 Erasmus street, north side, 84 ft. 5 in. east of Rogers avenue, Block 5105, Lot 76, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Edward A. Zimmerman.

For Opposition: Irene H. Hammond.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Erasmus street and Floyd street are in business and residence use, C area, class 1¼ height districts; Rogers avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1955 acting on Alt. Applic. 1266-55, reads:

"1. Proposed parking and storage of motor vehicles on open lot, which is partly in a residence use district & partly in a business use district, is contrary to Art. II, Sec. 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. 1 in. frontage by 148 ft. 7½ in. in depth, presently used for the parking and storage of motor vehicles; that it is proposed to use the site for the parking and storage of motor vehicles; that the use district maps show that the portion of the site beyond 100 ft. distance of Rogers avenue and within 100 ft. of Erasmus street to be in a residence use district and the balance to be in a business use district; that the site is in a class C area district and class 1¼ height district; that the premises are presently being used for the parking and storage of motor vehicles and this application forms the basis of an appeal to secure a variance

of the building zone resolution to permit the site to be used for the parking and storage of motor vehicles; that the site will be cinder paved, a new 5 ft. 6 in. high woven wire fence will be erected on all lot lines and proper wooden bumpers will be erected for protection; and

WHEREAS, the applicant contends that inasmuch as parking and storage is permitted on part of the site, it is only proposed to continue the legal use to the entire site; that the site is adjoined to the east by a parking lot, so that the portion of the site in a residence zone is situated between a business zone on the west and the non-conforming use of parking on the east; that within the affected area, block 5106, lot 11, opposite the site, is developed with a gas station and auto parking; lot 21 in the same block is developed with a parking lot; block 5105, lot 53 is also developed with a parking lot; that these are all non-conforming uses; that the parking situation in this area is critical and the proposal will help alleviate this condition; that it would be unfeasible to erect a dwelling on the site with the business zone to the north and west and the non-conforming uses adjoining and opposite; and

WHEREAS, the applicant states that the present owner has held title to the property since November 3, 1954 and that the assessed valuation of land is $7,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension into the more restricted area for the use proposed, as indicated on plans filed with this application, marked "Received May 25, 1955", 3 sheets, *on condition* that all uses on the premises shall be removed and the plot leveled substantially to the grade of Erasmus street and surfaced with steam cinders or clean gravel, treated with a binder and properly rolled; that on all lot lines where walls of adjoining buildings do not occur, there shall be erected a woven wire fence of the chain link type, not less than 5 ft. in. in height; that such fence along the Erasmus street building line may have a gate of similar construction with a curb cut opposite not exceeding 10 feet in width; that signs shall be restricted to a permanent sign attached to the fence, not exceeding 12½ sq. ft. in area, not illuminated and advertising only the rates charged and such other information as may be required by the Commissioner of Licenses; that during the term of this variance the premises shall be used for no other use and shall have no building erected thereon, except there may be erected at the entrance a booth for use as office and shelter for the attendant, provided same is not over 100 sq. ft. in area and one story in height; that such building may be of frame; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

97-55-BZ

APPLICANT—Andrew Di Camillo, for 13th Avenue Holding Corp., owner.

SUBJECT—Application June 16, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail, D1 area district, the erection of a building using more than the area permitted.

PREMISES AFFECTED—8118 13th avenue, west side, 60 ft. north of 82nd street, Block 6291, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1955 acting on N. B. Applic. 1514-55, reads:

"1. Proposed building occupying more than the permitted area in a "D" area district is contrary to Art. IV, Sec. 14 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a one-story and basement club house, 35 ft. front, 77 ft. and 82 ft. 4 in. in depth, 14 ft. 4 in. in height, of class 3 construction, to be used for political needs of the district and for recreational purposes; that the building will cover 2,783 sq. ft., exceeding 55% coverage by 583.89 ft.; and

WHEREAS, the applicant contends that the proposed building will be used as a club to serve the political needs of the district and also for recreational purposes by the young men and women of the district; that in this day of juvenile delinquency, this structure will surely serve a useful purpose; that the plot is too small for needed purposes; that a club building of 2200 sq. ft. would serve no useful purpose as facilities would be limited and its usefulness defeated; that the owners have sought to purchase larger plots in the vicinity, but vacant land of the size needed could not be found; that the type of building proposed would be an asset to the neighborhood and it will be architecturally designed to be in harmony with surrounding properties; that any and all conditions that may be set by the Board will be scrupulously adhered to; and

WHEREAS, the applicant states that the present owner has held title to the property since February 3, 1955 and that the assessed valuation of the land is $4,000; and

WHEREAS, this application was laid over for inspection and further consideration by the Board, but due to the Board's familiarity with the general area, it was found unnecessary to inspect the premises and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the additional area for the building, substantially as proposed and as indicated on plans filed with this application marked "Received June 16, 1955," 3 sheets, "November 1, 1955," 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

666-55-BZ

APPLICANT—Julian Roth of Emery Roth and Sons, for Commodore Construction Co., Inc., owner.

SUBJECT—Application August 11, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area, Class 1 height district, the erection of a fireproof multiple dwelling and accessory garage in excess of the height limitations contained in section 8(d) of the zoning resolution.

PREMISES AFFECTED—4425 Post road, west side, 155.1 ft. south of West 246th street, Block 3415, Lots 990 and 1000, Borough of The Bronx.

MINUTES

APPEARANCES—
For Applicant: Julian Roth, Ambrose V. McCall, Jr. and Joseph Pirozzi.
For Opposition: A. S. Springer and William J. Parics.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION:

WHEREAS, the decision of the borough superintendent dated July 12, 1955 on N.B. Appl. 1196 of 1955, reads:

"1. Proposed 12 sty multiple Dwelling will be contrary to Sec 8(d) of the Zoning Resolution."

and

WHEREAS, a public hearing was held on this application on October 25, 1955, after due notice by publication in the Bulletin; laid over to November 15, 1955, for inspection and decision; hearing closed; then to November 22, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution indicate that the site is in a residence use, D area, Class one height district; that the Post Road is in a Residence use, D and E area district and West 246th Street is in a residence use "D, E and G area district and that Cayuga Avenue is in a residence use, E area district; and

WHEREAS, the applicant states the premises consist of a plot fronting 219.96 ft. on the Post Road with a depth of 104.5 ft. therefrom, on which it is proposed to erect a fireproof, Class A multiple dwelling, 190.5 ft. front by 65 ft. in depth, consisting of five sub-levels and eight stories to a total height of 106 ft. 0½ in. above the average curb elevation in front of the lot on the Post Road;

WHEREAS, the applicant states that the assessed valuation of the land is $34,500 and that the present owner has held title since 1927;

WHEREAS, the applicant states that the height district was changed from a Class one-quarter to a class one on January 14, 1954 and the area district changed from C to D on May 12, 1955; and

WHEREAS, the applicant states that the proposed multiple dwelling will be fireproof; and

WHEREAS, the applicant contends that the building will face on the Post Road, which is a low level street, at the beginning of the rise which forms the Riverdale section of the City; that the curb elevation at the center of the part is 57.15 whereas the average curb elevation of Cayuga Avenue, the street to the west is approximately 115.0 or a distance of 57.85 ft.; and

WHEREAS, the applicant contends that there is a severe outcropping of rock at the westerly portion of the premises in question; that it is assumed that the buildings on Cayuga Avenue bear on rock; that to be required to excavate the outcropping of rock would be dangerous but, however, if the buildings on Cayuga Avenue bear on soil, the excavation of this outcropping of rock would be so dangerous as to preclude such an operation; that for these reasons the cellar and four sub-levels of the proposed building will cover only such area as may be built upon by the removal only of earth, boulders and fill; and

WHEREAS, the applicant states that the fourth sub-level will contain storage building office, lobby and two apartments facing on the Post Road; that the third sub-level will contain a garage at the rear and apartments facing the Post Road; that the second sub-level will be similar to the third sub-level; that the first sub-level will contain a portion of the garage at the rear and apartments facing the Post Road and the side court and part of the yard; that the first through sixth stories will contain apartments; and

WHEREAS, the applicant further contends that the premises were purchased 1927 by the present owner with the intention of constructing a multiple dwelling; that at the time of its purchase, the width of the Post Road had not been fixed and the property at that time had an east west dimension of 130 ft.; that subsequently the Post Road was laid out and the plot in question reduced approximately 22 ft. in depth to an average depth of 108 ft.; that when the premises were purchased it was in a 1 and ¼ times height district, B area district and was subsequently changed to a class one height D area district; that were the property not reduced in depth by the location of the Post Road and were the zoning unchanged, the proposed building would comply with the Zoning Law and this application for variance would be unnecessary, and it is therefore requested that the Board in acting under Section 21 of the Zoning Resolution modify or vary the application of its requirements due to practical difficulty and unnecessary hardship especially in view of the risk of damage to the existing adjacent building, the difficulty of producing a building with a proper light and air in conformity with the regulations, the topography and the zoning restrictions prohibit proper economic use of the site and especially in view of the fact that changes in zoning and street locations deprive the owner of the use of his property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which understands that this proposed building, based on the average curb grade of the frontage along the Post Road is permitted to go to the height proposed for a multiple dwelling, that the matter before the Board is solely the question of omitting the setbacks on the front of the building, which are so required because of the narrow width of Post Road; that the question of the erection at the rear appears to be provided for as Section 27, subdivision d of the Multiple Dwelling Law, permits the rear yard to be built upon to a height of 23 feet, provided such construction is not to be used for living quarters and allows an extension above that in the event the use is for a one-story garage; that it would therefore appear that what is shown on plans filed herewith is permissible as the rear yard is limited to the grade as shown, and that construction above that point for means of access to the garage which is within the building, is for the purpose of providing a covered passageway or ramp to the garage in the building; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to height on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the omission on the front of the building of the setbacks required, as proposed and as indicated on plans filed with this application, marked "Received September 19, 1955", 12 sheets, "October 19, 1955", 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 22, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.
SUBJECT—Application reopened June 28, 1955 as to amendment to resolution as to additional model, Oil Burner, Model 3—re Iron Fireman Oil Burner, Model M; previously approved.
APPEARANCES—
For Applicant: Bradley T. Sheridan.

MINUTES

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 577-39-SA

Subject: Amendment to resolution as to additional model, Iron Fireman Oil Burner, Model M-3.

Iron Fireman Manufacturing Company, Cleveland, Ohio requested by letter dated June 13, 1955 that the resolution adopted June 7, 1939 under Cal. No. 577-39-SA be amended so as to include the Iron Fireman Oil Burner Model M-3. The application was reopened by a vote of the Board June 28, 1955.

Description

The Model M-3 is similar to the Model M (approved by the Board June 7, 1939 under Cal. No. 577-39-SA) and is essentially the same, differing only as to capacity; the M-3 having a capacity up to 6 gph.

Recommendation

The Committee on Test recommends that the resolution adopted June 7, 1939 under Cal. No. 577-39-SA be amended so as to include the Iron Fireman Oil Burner, Model M-3 on condition that the requirements of the resolution adopted June 7, 1939 under Cal. No. 577-39-SA be complied with

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 7, 1939 in accordance with the above report.

647-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened October 4, 1955 as to amendment to resolution as to additional model of oil burner—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 647-48-SA Vol. II

Subject: Amendment to resolution as to additional model of oil burner.

Automatic Burner Corp., Chicago, Ill. requested by filing application dated September 9, 1955 that the resolution adopted May 3, 1949 and amended at various time through February 24, 1954 be amended so as to include the Model 66. The application was reopened by a vote of the Board October 4, 1955.

Purpose

The appliance is a mechanical draft oil burner.

Description

The Model 66 is basically the same as the Model 53 (approved by the Board May 3, 1949 under Cal. No. 647-48-SA Vol. I). The difference is the capacity of the burner. The model 66 having a capacity of 10 to 15 GPH whereas the Model 53 has a capacity of 5 to 18 GPH.

The Models 66 and 69 has been approved by the Underwriters Laboratory under Misc. Petroleum 1160.

Recommendation

The Committee on Test recommends that the resolution adopted May 3, 1949 under Cal. No. 647-48-SA Vol. I be amended so as to include the Models 66 and 69 on condition that the requirements of the resolution adopted May 3, 1949 under Cal. No. 647-48-SA Vol. I be complied with and further that the fuel oil used with these burners shall not be heavier than Commercial Standard Grade No. 2.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 3, 1949 in accordance with the above report.

110-50-SM

APPLICANT—United Sates Gypsum Company, owner.

SUBJECT—Application reopened June 8, 1954 as to amendment to resolution as to additional style of asbestos cement siding shingles—re United States Gypsum Company Asbestos Cement Siding Shingles; previously approved.

APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 110-50-SM

Subject: Amendment to resolution as to additional style of asbestos cement siding shingles.

United States Gypsum Company, New York requested by letter dated May 13, 1954, that the resolution adopted June 6, 1950 under Cal. No. 110-50-SM be amended so as to include additional styles and colors of asbestos cement siding shingles. The application was reopened by a vote of the Board June 8, 1954.

Description

The body of the shingle remains unchanged. All are 12" x 27" x 5/32".

The styles 950 and 600 have added a wider range of color to those originally approved under that style number. The additional styles requested are as follows: Style #1050 which is the same as style #950 except that the bottom edge is unpunched, Style #750 which is a straight edge, straight grained texture, striated Thermo Plastic Finish in various colors and Style #850 which is the same as #750 except that the bottom edge is unpunched.

Recommendation

The Committee on Test recommends that the resolution adopted June 6, 1950 under Call. No. 110-50-SM be amended so as to include additional style numbers of United States Gypsum Company, Asbestos Cement Siding Shingles so that

the shingles recommended for approval under this resolution shall be as follows: (including those shingles previously approved under Cal. No. 110-50-SM) Style #600, in various colors and edges; Style #950, in various colors and edges; Style #1050, in various colors and edges; Style #750, in various colors and edges and Style #850 in various colors and edges, on condition that the requirements of the resolution adopted June 6, 1950 under Cal. No. 110-50-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 6, 1950 in accordance with the above report.

283-50-SA—Vol. II

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened October 4, 1955 as Vol. II for test and report as to new models—ABC Oil Burner, Models 62 and 64.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 283-50-SA—Vol. II

Subject: Amendment to resolution as to additional model oil burner, namely Models 62 and 64.

Automatic Burner Corp., Chicago, Illinois requested by filing an application dated September 9, 1955 that the resolution adopted October 17, 1950 and amended through February 24, 1954 be amended so as to include additional oil burners, namely Models 62 and 64. The application was reopened by a vote of the Board October 4, 1955 under Cal. No. 283-50-SA—Vol. II.

Purpose

The appliance is a mechanical draft conversion oil burner.

Description

The Models 62 and 64 are similar to the model 54 (approved by the Board October 17, 1950 under Cal. No. 283-50-SA—Vol. I). The basic difference is in the capacity of the burners. The capacity of the approved model being 5 to 8½ GPH and the Models 62 and 64 having capacities of 5 to 7 and 7 to 11 GPH respectively.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 under Cal. No. 283-50-SA—Vol. I be amended so as to include the Model 62 and 64 Oil Burners on condition that the requirements of the resolution adopted October 17, 1950 under Cal. No. 283-50-SA—Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals doe hereby *amend* the resolution of October 17, 1950 in accorc ance with the above report.

875-54-SM

APPLICANT—Michael Flynn Manufacturing Co., owne Harold F. Basil, agent.

SUBJECT—Application November 9, 1954—Lupton Alum num Master Projected Residence Casement Windows an Residence Double Hung Windows, approval of.

APPEARANCES—
For Applicant: Harold F. Basil.

ACTION OF BOARD—Material approved in accordanc with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly
Negative .....

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF THE COMMITTEE ON TEST

Re: Cal. 875-54-SM

Subject: Lupton Aluminum Master Projected Residenc Casement Windows and Residence Double Hun Windows.

Michael Flynn Manufacturing Company, Philadelphi Pennsylvania filed November 9, 1954 an application with th Board of Standards and Appeals for Master Projected Resi dence Casement Windows and Residence Double Hung Win dows under the provisions of C26-650.0 Administrativ Building Code.

Purpose

The aluminum window is to be used as a window in a locations wherein an hourly fire resistive window is nc required.

Description

The aluminum windows are fabricated of various shape and sized extruded aluminum profiles. These profiles ar made of a commercial alloy 63S with a T5 heat treatmen The profiles are used to divide the window into the fram (fixed portion) and the ventilator (swing portion).

The window frame (head, sill and jamb) have corner carefully fitted, tightly riveted and reinforced by welding The ventilator frame (head, sill and jamb) have welde corners with welds furnished flush on all exposed and con tact surfaces. Muntin bars (to provide smaller glass lights are tenoned and riveted at end conditions and are continuou and interlocked at intersection. All profiles are 1⅝" dee and ⅛" thick aluminum.

Ventilators open in at top or out at bottom. Each ven tilator is balanced on two arms of aluminum alloy 61ST and is equipped with two stainless steel flat springs wit friction shoes sliding in channels at jamb.

Project out ventilators are equipped with ring type lockin handle and pull ring. Project-in ventilators are equippe with locking handle and concealed keeper.

The window frames (head, sill and jambs) have corner flash welded and finished flush on all exposed and contac surfaces. The ventilator's frames (head, sill and jamb) ar constructed in a like manner.

Profiles for frame and ventilators are special aluminur "Z" shape 1" deep and ⅛" thick. The muntin bars (to pro vide smaller glass lights) are tenoned and riveted at the end and are continuous and interlocked at intersections.

Ventilators are hinged at side to open outward and ar factory adjusted to provide continuous double overlappin contact with the frame on all four sides.

Lift action locking handles, worms and gear roto-operato and window cleaning type hinges are furnished for all ven tilators. Hinges are welded to frames and riveted to venti lators. Alternately, handles may be attached directly t ventilators.

MINUTES

The window frames (head, jamb and sill) have corners neatly fitted and securely riveted. The sash (movable portion) frames have corners rigidly joined by means of concealed angle corner keys in a manner that develops full strength of sections. Muntin bars (to provide smaller glass lights) are flush at intersections and securely fastened to sash frame. All profiles are extruded aluminum and .063" thick.

Stainless steel weatherstripping is furnished at head, jamb, sill and meeting rail and is continuous from head to sill.

Sash is controlled by balances completely concealed in sash stiles. Pull down and sweep lock are furnished with each window.

Inspection and Test

A sample window was tested for incombustibility, at Manhattan College in the presence of Asst. Engr. J. A. Darts Committee on Test, in accordance with the requirements of C26-88.0 Administrative Building Code.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Lupton Aluminum Master Projected Residence Casement Windows and Residence Double Hung Windows when constructed as herein described of aluminum alloy, known as 63-ST-5, for voluntary installation as having met the requirements of C26-88.0 Administrative Building Code, under the provisions of C26-650.0 Administrative Building Code, on condition that these windows shall not be installed in locations wherein a fire resistive window is required; and further that all windows or bills of lading shall be marked, tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 875-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1008-54-SM

APPLICANT—American Steel Band Co., owner.

SUBJECT—Application December 27, 1954—American Steel Deck, Closed Rib, Type R, approval of.

APPEARANCES—

For Applicant: G. C. Kellogg.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 1008-54-SM

Subject: American Steel Deck Closed Rib, Type R. G. C. Kellogg for American Steel Band Company, Pittsburg, Pa. filed December 27, 1954 an application with the Board of Standards and Appeals for approval of the material known as American Steel Deck Closed Rib, Type R under the provisions of C26-88.0, C26-519 and C26-626.0 Administrative Building Code.

Purpose

The material is to be used as a incombustible steel roof deck.

Description

The material is a cellular steel roof deck. Sections are rolled in 18 inch width, having closed ribs 1½ inches deep, spaced 6 inches on centers. The sections are of the interlocking type, each unit having a male and female lip. The sections are formed from either 18, 20 or 22 gauge steel.

Inspection and Test

The plant of the applicant at Carnegie, Pa. was inspected by Asst. Engr. J. A. Darts Committee on Test and sample decks were load tested in accordance with the requirements of C26-626.0 Administrative Building Code.

Results were as follows:

1. 22 gauge 5'-0" Span — Area under test = 7½ sq. ft.
   Ultimate Load = 1340 lbs.
   Load in Lbs./sq. ft. = 1340 ÷ 7.5 = 178 lbs./sq. ft.
   Safe Carrying Capacity = 178 ÷ 4 = 44½ lbs./sq. ft.
2. 20 gauge 5'-6" Span — Area under test = 8¼ Sq. Ft.
   Ultimate Load = 1886 lbs.
   Load in lbs./sq. ft. = 1886 ÷ 8¼ = 228 lbs./sq. ft.
   Safe Carrying Capacity = 228 ÷ 4 = 57 lbs./sq. ft.
3. 18 gauge 6'-6" Span — Area under test = 9¾ sq. ft.
   Ultimate Load = 1836 lbs.
   Loads in lbs./sq. ft. = 1836 ÷ 9¾ = 188 lbs.
   Safe Carrying Capacity = 188 ÷ 4 = 47 lbs./sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as American Steel Band Closed Rib, Type R for use in New York City under C26-347.0, C26-618.0 and C26-619.0 Administrative Building Code on condition that when used the roof deck section shall be welded to the supports with at least ¾ inch weld.

The limitations as to span and load shall be as follows:

22	Gauge	— 5'-0"	Span	— 44½	lbs./sq.	ft.	load	
20	"	— 5'-6"	"	— 57	"	"	"	"
18	"	— 6'-6"	"	— 47	"	"	"	"

For sloping roofs the span may increase in proportion to the decrease in load.

All decking for use in New York City when shipped in bundles, shall be labeled or tagged as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1008-54-SM," or in lieu thereof, when shipped in bulk, each bill of lading, bill of material, proposal and invoice shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1009-54-SM

APPLICANT—American Steel Band Co., owner.

SUBJECT—Application December 27, 1954—American Steel Deck, Open Rib, Type P, approval of.

APPEARANCES—

For Applicant: G. C. Kellogg.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1009-54-SM

Subject: American Steel Deck, Open Rib, Type P.

G. C. Kellogg for American Steel Band Company, Pittsburgh, Pa. filed December 27, 1954 an application with the Board of Standards and Appeals for approval of the American Steel Deck Open Rib, Type P under the provisions of C26-88.0, C26-347.0 and C26-619.0 and C26-626.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible roof deck.

Description

The material is a cellular steel roof deck. Sections are rolled in 18 inch width having 2⅜ inch wide by 1½ inch deep ribs spaced on 6 inch centers. The sections are formed from 16, 18, 20 or 22 gauge steel.

Inspection and Test

The plant of the applicant at Carnegie, Pa. was inspected by Asst. Engr. J. A. Darts Committee on Test and sample decks were load tested in accordance with the requirements of C26-626.0 Administrative Building Code.

Results were as follows:

1. 22 Gauge—5′-0″ Span—Area under test = 7½ sq. ft.
   Ultimate Load = 1500 lbs.
   Load in lbs./sq. ft. = 1500 ÷ 7½ = 200 lbs./sq. ft.
   Safe Carrying Capacity = 200 ÷ 4 = 50 lbs./sq. ft.
2. 20 Gauge—6′-0″ Span—Area under test = 98 sq. ft.
   Ultimate Load = 1560 lbs.
   Load in lbs./sq. ft. = 1560 ÷ 9 = 173 lbs./sq. ft.
   Safe Carrying Capacity = 173 ÷ 4 = 43 lbs./sq. ft.
3. 18 Gauge—7′-0″ Span—Area under test = 10½ sq. ft.
   Ultimate Load = 2046 lbs.
   Load in lbs./sq. ft. = 2046 ÷ 10.5 = 194 lbs./sq. ft.
   Safe Carrying Capacity = 194 ÷ 4 = 48½ lbs./sq. ft.
4. 16 Gauge—8′-0″ Span—Area under test = 12 sq. ft.
   Ultimate Load = 2172 lbs.
   Load in lbs./sq. ft. = 2172 ÷ 12 = 181 lbs./sq. ft.
   Safe Carrying Capacity = 181 ÷ 4 = 45 lbs./sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the Applicant, the Committee on Test recommends the approval of the material known as American Steel Band Open Rib, Type P for use in New York City under C26-347, C26-618.0 and C26-619.0 Administrative Building Code on condition that the roof deck sections shall be welded to the supports with at least ¾ inch welds.

The limitation as to span and load shall be as follows:

22 gauge—5′-0″ span—50 lbs./sq. ft. load.
20 " —6′-0″ " —43 " " " "
18 " —7′-0″ " —48½ " " " "
16 " —8′-0″ " —45 " " " "

For sloping roofs the span may be increased in proportion to the decrease in load.

All decking for use in New York City when shipped in bundles, shall be labeled or tagged as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1009-54-SM," or in lieu thereof, when shipped in bulk, each bill of lading, bill of material, proposal and invoice shall be simlarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals doe hereby *approve* this material in accordance with the abov report.

195-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Basemen Oil-fired Forced Warm Air Furnace, approval of.

APPEARANCES—
For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Appliance approved in accordanc with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....
Negative .....

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 195-55-SA

Subject: Ingersoll Basement Oil Fired Forced Warm Ai Furnace.

Ingersoll Conditioned Air Division, Borg-Warner Corp Kalamazoo, Mich., filed March 7, 1955, an application wit the Board of Standards and Appeals for approval of th Ingersoll Oil Fired Forced Warm Air Furnace under th provisions of C19-57.0 Administrative Code and the O Burner Rules of the Board of Standards and Appeals.

Purpose

An oil fired forced warm air furnace for domestic base ment installation.

Description

These furnaces are built with a 22 gauge casing and 14 gauge heat exchanger having a 12 gauge head. The com bustion chamber is a precast refractory shipped in positio in the furnace. The combination fan and limit control i Penn W515-A. The thermostat is Penn W870. The stac safety is Penn W670 or W672.

The burner is an assembly of approved parts suitable fo use with each other for the service intended as approved an the burner is provided with suitable safeguards to preven abnormal discharge of oil. The burner as assembled wa tested for defects and proper functioning through its operat ing range and was found to function properly as designe with no flare backs or undue carbon deposit. With the o cut off the controls functioned in 90 seconds. All parts ar so designed as to maintain alignment and permit inter changeability. With a stack temperature at 450°, the CO content of the flue gases was 10%. The burner is an ap proved Williams Oil-O-Matic.

The appliance has been listed by the Underwriters Labora tories Guide 160E2, File MP2228A.

Inspection and Test

The furnace was inspected and tested at 69-8 38th Ave nue, Woodside, and found to operate as designed. Presen at the test were Chief Engr. L. V. Huber of the Committe on Test and Stephen Dowling representing the applicant.

Recommendation

On the basis of the inspection and test and the data sub mitted by the applicant the Committee on Test recommend the approval of the Ingersoll Basement Oil Fired Force Air furnace for use in New York City in domestic an commercial installation with fuel oil not heavier than # U. S. Department of Commerce Standards when installe and operated in accordance with this report and the O Burner Rules of the Board and Article 12, Chapter 26 Adm Building Code provided the furnace bears a label perma nently affixed reading as follows: "Approved by the Boar

of Standards and Appeals for use in New York City under Cal. No. 195-55-SA." The Committee further recommends that these units may be marketed by the Eureka-Williams Co. under the trade name Williams Oil-O-Matic Furnaces, Models 80AOHB, 100AOHB, 80AOCF, 100AOCF, 80-AOLB, 100AOLB and 80AOSF and 100AOSF.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

308-55-SM

APPLICANT—Butler Engineering Co., Inc., owner.
SUBJECT—Application April 12, 1955—Butler Electronolytic De-Scalers (used for inhibition and prevention of rust, scale and corrosion in boilers, tanks and hot water systems), approval of.
APPEARANCES—
For Applicant: Harold L. Benelheimer.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 308-55-SM

Subject: Butler Electronolytic De-Scalers.

Butler Engineering Company, Inc., New York filed April 1955 an application with the Board of Standards and Appeals for approval of the material known as Butler Electronolytic De-Scaler under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The material is intended to prevent rust, scale and corrosion in boiler, tanks and hot water systems.

Description

The De-Scaler is a zinc alloy rod approximately 0'-9" long 0'-½" in diameter, wrapped with 36 ½ turns of silver plated copper wire. The overall weight is ½ lbs.

Inspection and Test

Tests were conducted at Polytechnic Institute of Brooklyn the presence of Asst. Engr. J. A. Darts Committee on Test and Prof. P. R. DeCicco representing the Institute. The tests made, were to determine whether hot water is contaminated by zinc to an extent detrimental for drinking purposes, and in no way are the tests to be construed as a measure of rust or scale prevention.

Test procedure was as follows:

Four forty gallon hot water heaters, two copper and two galvanized with thermostat setting of 160°F were installed and a de-scaler was installed in accordance with the manufacturer's specifications in each tank. In one each of the copper and galvanized tanks, twenty seven gallons of water were drawn off three times daily at four hour intervals and the other copper and galvanized tank the heater was operated for 30 days without drawn-off.

At the end of the 30 day period water was drawn from the copper and galvanized tank.

Results were as follows:

Zinc Content

Copper (daily draw-off)	—3.0	parts per million
Galvanized (daily draw-off)	—5.0	parts per million
Copper (thirty day)	—3.5	" " "
Galvanized (thirty day)	—4.0	" " "

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant and the zinc content was well below the 15 parts per million as the limit recommended by the United States Public Health Service, the Committee on Test recommends the approval of the Butler Electronolytic De-Scaler for voluntary use in New York City under the provisions of the Submerged Inlet Rules of the Board.

This recommendation shall in no way be construed as a recommendation for the efficiency of the De-Scaler to prevent rust and scale but shall be considered a recommendation for the De-Scaler insofar as the yielded zinc content is below that limit as recommended by the United States Public Health Service.

The Committee further recommends that each container in which the material is marketed shall be tagged, stamped or labeled as follows: "Approved the Board of Standards and Appeals for use in New York City under Cal. No. 308-55-SM.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

445-55-SM

APPLICANT—Martin Fireproofing Corp., owner.
SUBJECT—Application May 26, 1955—Martin Fireproofing Corp., Steel Edge Gypsum Plank (roof deck structural slabs), approval of.
APPEARANCES—
For Applicant: R. G. Speed.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 445-55-SM

Subject: Martin Fireproofing Corp., Steel Edge Gypsum Plank.

Martin Fireproofing Corp., Buffalo, New York, filed May 26, 1955, an application with the Board of Standards and Appeals for approval of the material known as Martin Fireproofing Corp., Steel Edge Gypsum Plank under the provisions of C26-88.0 and C26-618.0 Administrative Building Code.

Purpose

The slabs are precast slabs used for roof construction.

Description

The slabs are all of one size, 0'-2" deep by 1'-3" wide by 10'-0" long.

These planks are made of gypsum conforming to the re-

quirements of ASTM C26-33 and meets the requirements of C26-312.0.d Administrative Building Code.

The gypsum is then poured into molds, the four edges of the mold being the steel edging of the plank. The edging is 20 gauge galvanized welded steel tongue and groove forming a beam section. The plank is reinforced with 16 gauge wire mesh reinforcement. After pouring in the forms the slabs are vibrated in order to eliminate voids, the slabs are then stripped, cured and stock piled.

Inspection and Test

Sample roof construction were load tested at the applicants plant in Buffalo, New York, in the presence of Asst. Engr. J. A. Darts, Committee on Test, R. G. Speed and others representing the applicant and F. S. Wehner of the Pittsburg Testing Laboratory.

The plank was laid over three spans of a supporting frame to form a platform of seven full width planks plus a three inch strip on each side. In placing the planks on the panel, the ends were placed in predetermined locations, in some cases, near the support and in other cases along the middle third of the span in order to develop the integrity of the tongue and groove.

The clear span between supports was 6′-3″ so that the area under test was three panels each 6′-3″ x 8′-9″ or 54.7 sq. ft.

The panels were loaded in accordance with the requirements of C26-626.0 Administrative Building Code. The planks were secured to the supports and tied so as to prevent lateral sway.

Results of the test was as follows:

Area under test—54.7 sq. ft.

Load in lbs.—16,484 lbs.

Load in lbs. per sq. ft.—16484 ÷ 54.7 = 300 lbs. per sq. ft.

Safe carrying capacity in accordance with C26-626.0 = 300 ÷ 6 = 50 lbs. per sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Martin Fireproofing Corp., Steel Edge Gypsum Plank for spans as follows:

For roof of Class 1 and Class 2 construction where the fire protective covering is omitted from roof trusses as provided in C26-618.0 (10.2.8) for live load of 40 pounds per sq. ft. The maximum clear span shall be 7′-8″.

As floor assembly in Class 2 construction when supporting steel joints or beams are protected with ⅞″ gypsum or cement plaster on metal lath under C26-620.0 the maximum span shall be 5′-0″.

As a floor assembly in Class 3 construction under C26-241.0 where no fire resistive rating is required except for permitted ceiling protection as provided in C26-669.0 and for live uniformly distributed loads as follows:

Residences and sleeping quarters 40 pounds per sq. ft. C26-344.0a.

Office space 50 pounds per sq. ft.

The Committee further recommends that the planks wherever used, shall be so placed so as to allow the use of full length, where a cut section of plank has but on bearing point such cut section shall be drawn tight so as to fully engage adjoining tongue and grooves and when cut pieces are so used, adjacent planks shall have bearing at two or more supports. Holes as required may be provided but in cutting such holes care shall be exercised so that the metal edging is not cut in any way.

The Committee further recommends that each plank be tagged, labeled or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 445-55-SM."

The Committee further recommends that this plank shall not be used as a floor unless it is surfaced with a cinder concrete topping or other equivalent material so as to protect against punching shear.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

485-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application June 6, 1955—Erie Remote Control Electric Gasoline Dispensing Pumps, Models 742, 645, 245 and 935, and Erie Remote Control Gasoline Pumps, Series 776.

APPEARANCES—

For Applicant: F. E. Carney.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: **Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly**

Negative: .....

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 485-55-SA

Subject: Erie Remote Control Electric Gasoline Dispensing Pumps, Models 742, 645, 245 and 935 and Erie Remote Control Gasoline Pumps, Series 776.

The Erie Meter Systems, owner-manufacturer, filed June 6, 1955, an application with the Board of Standards and Appeals for approval of the Erie Remote Control Electric Gasoline Dispensing Pumps and Erie Remote Control Gasoline Pumps, Series 776, under the provisions of Chapter 19 Administrative Code.

Purpose

A pumping system which supplies gasoline from an underground tank to a number of gasoline dispensers.

Description

The flow rate of each island dispenser or hose nozzle outlet shall be 10 to 14 gallons per minute with the nozzle valve full open. Dispensers are of the conventional type with hose extension or retracting device suitable for a minimum length of 12′ of standard refueling hose.

The fuel discharged from each hose nozzle is measured individually by an approved displacement type meter and computing type register with a non-reset totalizer. The dispensers are either the single outlet or the duel outlet model, the same or equal to Erie Meter Systems, Inc., Model 745 or Model 245.

The gasoline pumps are of the submerged or deep well type, with a non-overloading characteristic which does not require a by-pass valve. The pumps are installed in the storage tank in accordance with the manufacturer's recommendations. The mechanical components of the pumping unit, such as thrust bearing, mechanical shaft seal or stuffing box, electric motor, etc., which may require periodic inspection or service are assembled and installed above grade, or if below grade level, in a suitable access pit or housing.

The pumping unit is of adequate capacity and pressure to supply fuel to the dispensers at the rate of flow specified in paragraph one for each dispenser, multiplied by the maximum number of dispensers that may be in operation at one time, rather than by the total number of units that may be installed.

Two or more pumping units may be installed for each grade or type of gasoline. Each pump is equipped with adequate and approved air release or air eliminator unit and an expansion relief mechanism to prevent excessive pressure due to thermal expansion or other causes. The discharge line

between each pump and dispenser, for gasoline shall be provided with a pressure regulator or flow control valve to prevent hydraudic shock due to rapid closing of the nozzle valve. Each discharge line between each pump and dispenser is also provided with a water separator with adequate capacity, and with an efficiency suitable to deliver fuel that is at least 99.95% free of entrained water. There is also installed in the discharge line, as a separate unit, or as part of the water separator, a filter or strainer having a dirt removal efficiency to at least a 325 mesh screen, or capable of removing all particles approximately 40 microns or larger. The motors are explosion proof.

The storage tanks are of steel and of a size and capacity suitable for the service intended. Openings are provided in the tank shell for fill, gauge and vent lines, and a minimum of a 4" threaded opening provided for each pump to be used.

Where it is necessary to provide a greater number of storage tanks than pumps, the gasoline from one tank is transferred to the pumping tank by means of a suitable syphon. The syphon is actuated by a suitable eductor which is supplied with the submerged pumping unit. The eductor valve unit shall be the same or equal to Model 4965 as manufactured by Erie Meter Systems, Inc., Erie, Pennsylvania.

All piping is of a full weight galvanized steel or wrought iron pipe with galvanized malleable iron fittings. The size of the piping is as recommended by the pump manufacturer and in no instance is less than 2" iron pipe size for the pipe line with a minimum of 1½" iron pipe size from the main line to each dispenser. All pipe lines are installed with adequate provision being made for expansion and contraction of the pipe, or the shifting of underground storage tanks, through the use of proper joints and swing joints. Adequate vent and fill lines are provided by the contractor as required for each installation.

The pumping units are manually controlled by remote pilot switch in each dispenser. A pilot light is installed in each dispenser to indicate that the pilot switch is in the "on" position. When specified or deemed necessary for safety, one or more auxiliary shut-off switches are provided on the island or other convenient locations so an attendant can stop any one or all pump motors in case of accident or other emergencies. Automatic pump motor control may be of the all electric type which is activated by the number of dispensers in use, or of the pressure type, which is actuated by an increase or decrease in the pump discharge line pressure. The type of pump motor control shall be as recommended by the manufacturer as being the best suited for the type of pumping system to be supplied or installed.

Inspection and Test

These pumps were inspected and tested at 9 Rockefeller Plaza and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Frank Carney representing the applicant. All wiring is in steel tubes with explosion proof fillings. The pumps have been tested by the Underwriters Laboratories, Inc., Guide No. 60 0316, File MH 2432.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Erie Remote Control Electric Gasoline Dispensing Pumps—Models 742, 645, 245 and 935 and Erie Remote Control Gasoline Pumps, Series 776, for use in New York City when installed and operated in accordance with this report and the provisions of Chapter 19 of the Administrative Code provided each pump has a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 485-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

462-53-SA

APPLICANT—Remington Arms Company, Inc., owner.
SUBJECT—Application for consideration—reopening as to test and report as to additional usage—re Remington Stud Driver, Model 450 (fastening and anchoring tool for structural materials); previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for test and report as to amendment for additional use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

670-48-SA

APPLICANT—Power-Power Tool of New York, Inc., owner.
SUBJECT—Application for consideration—reopening as to test and report as to additional usage—re Drive-It Tool, Models 222 and 238 (for driving studs into concrete and steel); previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for test and report as to additional usage.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

432-51-SM

APPLICANT—Ramset Fasteners, Inc., owner.
SUBJECT—Application for consideration—reopening as to test and report as to additional usage—re Ramset Fastening Tool, Models 122 and 238; previously approved.
APPEARANCES—
For Applicant: John J. Egan, Jr.
ACTION OF BOARD—Application reopened for test and report as to amendments for additional usage.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces, approval of.
APPEARANCES—
For Applicant: Stephen J. Dowling.
ACTION OF BOARD—Laid over to date to be set.

73-43-A

APPLICANT—Charles M. Spindler, for the Matteson-Atkins Corp., owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—132-02 89th avenue, southeast corner of 132nd street, Block 9361, Lot 20, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Robert W. Artus.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE:
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1943, on certain conditions; and

WHEREAS, the term of variance was extended on November 10, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1943, as thercafter amended by resolutions adopted through November 10, 1953 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

> "*granted* for a term of two years from the date of this amended resolution *on condition* that in all other respects the resolution cited above shall be complied with; and that all permits shall be obtained and a new Certificate of Occupancy obtained within six months from the date of this amended resolution." (NB 11/43, disapproved November 15, 1955.)

224-55-A

APPLICANT—Frederick A. Ketcher, for S. W. Farber, Inc., owner.

SUBJECT—Application March 24, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re use of spray booth and conveyor (not approved).

PREMISES AFFECTED—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #97102 LC issued by the Fire Commissioner August 21, 1953, and repeated in his decision of March 15, 1955, reads:

> "4. Submit evidence to this department that the spray equipment has been approved by the Board of Standards and Appeals Spray Rules."

and

WHEREAS, the decision of the Borough Superintendent dated March 9, 1955, on B. N. App. 149/55 reads:

> "1. Infra red equipment must conform to Bd. of S. & A. Spray Rules. Sect. 4.3.2.
>
> 2. Conveyor and spray booth must be of a type approved by the Bd. of S. & A."

and

WHEREAS, the applicant states the building is 1 story 29 ft. in height, 551 ft. by 333 ft. in area, Class 1 construction, erected in 1947 on a lot 622 ft. by 333 ft. in area, in an unrestricted use, B area, Class 1½ height district; used and occupied since 1947. Cellar—boiler room; 1st floor—factory, 240 persons, for which Certificate of Occupancy #3113 was issued April 10, 1947; and

WHEREAS, the owner was fined in Magistrates Court February 1, 1955, for violating the Administrative Code upon complaint of the Fire Department; and

WHEREAS, the applicant states Building Notice App. 142/53 was filed for the installation of paint storage room and approved by the Borough Superintendent May 7, 1953; that an application to legalize the spray booths and asphalt injection conveyor was approved July 19, 1954, under BN 588/54; all equipment has been in operation since 1951; that the infra-red lamps had been installed to speed up drying of shells on exterior face; that on August 21, 1953, Order #97102 LC was issued by the Fire Commissioner to install a fresh air blower system for drying the exterior face of the shells; and

WHEREAS, the applicant states that to remedy the existing condition it is proposed to install a fresh air blower system for drying exterior face of the shells and use only four lamps, two on each side, one for lower and one for upper levels, each 48 in. long and known as Chromolox Radiant Heaters as manufactured by Edwin L. Wiegand Co. Pittsburgh, Pa.; and

WHEREAS, the applicant requests the Board accept the existing spray equipment since it is the only installation of its kind; that the Board accept the only red infra red drying equipment, as it is the only installation of its kind and that the roller and spindle conveyors be accepted by the Board as the only installation of their kind; and

WHEREAS, the applicant contends that the building is one story, fireproof, with no cellar; that all paints on premises are stored in a ventilated, fireproof storage room with 8 in masonry walls and concrete floor and located more than 110 feet from the equipment in question; that the paints are stored in sealed metal containers; that there are no open flames on the premises; that there is no smoking in the factory area; that equipment in question is set on a concrete floor; that the building is 100% sprinklered and the combined two-level cabinet spray booth has a sprinkler head in each spray chamber; that an explosion-proof solenoid valve controls automatic nozzle so that when the suction blower gives out or stops the spray guns automatically shut off that a 24 in. diameter exhaust pipe which is twice the size required has been installed; that no fumes can escape as the chambers are water-filtered; that the paint supply to the spray gun is supplied by two Binks pressure feed material tanks, as approved by the Board under Cal. No. 338-32-SA that the equipment is used exclusively for spraying rocket heads and is the property of the U.S. Government on loan to the owner of building and must be returned upon completion of contract; that all possible and recommended safeguards necessary for the public welfare have been provided; that the installation has been accident free and been used continually for the past four years; and

WHEREAS, the premises and equipment involved were inspected by a committee of the Board who recommended that the appeal be granted under conditions; and

WHEREAS, the Board finds that there is no basis for general approval inasmuch as this is special equipment which is not for sale and is used only on government contract and the equipment is stated to be owned by the Federal Government.

Resolved, that the decision of the Borough Superintendent acting on B.N. App. 149/55, Objections 1 and 2 and the decision of the Fire Commissioner, as expressed in Order No. 97102-LC, dated March 15, 1955, Objection No. 4, be and they hereby are *modified* and that the appeal be and it hereby is *granted on condition* to permit the continuance of the equipment with the infra-red lighting tubes as installed and in use for producing material under Government specifications only so long as the contract continues, and not for any other use than as now being used provided such equipment is maintained to the satisfaction of the Fire Commissioner, that the equipment shall have a device that will turn out the infra-red lights in the event that the conveyor is stopped.

273-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co. Inc., owner.

SUBJECT—Application March 29, 1955—re Appeal from decision of the borough superintendent relating to construction and exits.

PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris and Martin Isaacs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1955, on Amendment to Alt. Applic. 322 of 55 reads:

"1. Proposed new 5 story and basement extension to an existing non-fireproof building requires that the entire building be of fireproof construction as per Sec. 270, Labor Law and Sec. 4.2.1 B.C.

"2. Provide two means of egress from each and every floor of building including basement in compliance with Sec. 270 L.L."

and

WHEREAS, the applicant states that the building in question is five stories, and basement, 70 ft. 6 in. in height, 94 ft. 5 in. front by 98 ft. 9 in. in depth at first floor, 94 ft. 5 in. front by 80 ft. in depth at typical floor, of class 3 construction, erected in 1906, and used and occupied since 1906 as follows: basement—factory (fabric printer, 15 persons; 1st floor—factory (office supplies), 15 persons; 2nd floor—factory (luggage), 15 persons; 3rd floor—factory (luggage), 15 persons; 4th floor (factory—embossing), 15 persons; 5th floor—factory (textile storage), 15 persons; and this building is designated as 536 to 542 West 27th street and is located on Lot 57; that it is proposed to combine the adjoining lot 56, upon which there exists a two story and mezzanine, class 3 constructed commercial building, with the plot in question and demolish the existing building and on the combined plot of 113 ft. 10 in. front by 98 ft. 9 in. in depth, to erect a new five-story and basement building designated as 534 West 27th street, having a frontage of 19 ft. 5 in. as an extension to the existing five-story and basement building at No. 536 to 542 West 27th street, and to use and occupy the entire building upon completion of the alteration and extension as follows: basement—factory (fabric printer), 15 persons; 1st floor—factory (office supplies), 15 persons; 2nd floor—factory (luggage), 15 persons; 3rd floor—factory (luggage), 15 persons; 4th floor—factory (embossing), 15 persons; 5th floor—factory (textile storage), 15 persons; the existing building is provided with a one-source sprinkler system installed under Misc. App. 129 of 1951; there is an existing interior fire alarm system; there is one 3 ft. 8 in. wide wood stairs brick enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and one fire escape at the rear extending to roof by ladder and to street by ladder over the roof of the rear of the building; the existing two story and mezzanine building at No. 534 West 27th street, which it is proposed to demolish, is now vacant; and

WHEREAS, the applicant contends that the increase of floor area for each floor will be less than 20 per cent; that the rear fire escape and the bridges on each floor to the adjoining building have heretofore been approved as adequate exits; that the existing sprinkler system will be extended into the proposed extension and there will be no increase in the number of occupants; and

WHEREAS, under Cal. No. 353-22-S, the Board granted a variance from the requirements of the Labor Law as to 536 to 556 West 27th street as to exits; and

WHEREAS, under Cal. No. 352-22-S, the Board modified Order #10836 LD issued by the Fire Commissioner, item 1, as to installing self-closing fireproof door leading to the interior stairway at the northwest corner of No. 536 to 542 West 27th street, sixth story, and Objection 2, requiring that fireproof self-closing door be provided leading to both sides of the interior stairway at the northwest corner of No. 544 to 548 West 27th street, all stories; and

WHEREAS, the Board, under Cal. No. 352-22-S, dismissed an application for a variation of the Labor Law as cited in Order #10836 LD, issued by the Fire Commissioner, Objection 1, requiring that a self-closing, fireproof door be provided leading to the interior stairway at the northwest corner of No. 536 to 542 West 27th street, on the sixth story, and Objection 2 requiring that fireproof self-closing doors be provided leading to both sides of the interior stairway at the northwest corner of No. 544 to 548, on all stories, on the grounds that the order had been complied with; and

WHEREAS, under Cal. No. 246-22-A, the Board modified Order No. 96040 F issued by the Fire Commissioner requiring installation of automatic sprinklers throughout 536 to 556 West 27th street, as long as the then existing conditions remained and the present standpipe system was maintained; and

WHEREAS, the applicant states that the standpipe system in the building in question will now be discontinued when the building is connected to No. 538 to 556 West 27th street; and

WHEREAS, the applicant states that there have been no changes in the exits since the Board acted under Cal. No. 353-22-S, except that wood doors to the stair hall have been replaced with fireproof self-closing doors; and

WHEREAS, at a public hearing held July 19, 1955, this appeal was laid over for the applicant to file revised plans and for new date of hearing to be set after receipt of such plans; and

WHEREAS, on October 7, 1955, the applicant filed revised drawings (6 sheets); and

WHEREAS, a public hearing was held on this application November 15, 1955, after due notice by publication in the Bulletin of the Board; and

WHEREAS, the applicant now further contends that the increase in floor area caused by the erection of a 5-story and basement extension to replace the existing two-story structure which will be demolished will be less than 20%; that the existing wood stairs, 3 ft. 8 in. wide, brick enclosed; that the existing fire escapes and the bridge on each floor be accepted as adequate egress; that the existing sprinkler system will be extended into the proposed extension and the horizontal exits on each floor from the proposed extension into the fireproof warehouse at the east and in view of the fact there will be no change in use or number of occupants in the building, this application should therefore be granted.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent acting on amendment to Alt. App. 322 of 1955, and to make a variance in the requirements of the Building Code, and that the appeal be and it hereby is *granted* to permit the erection of a five-story building connecting with the other existing buildings and replacing an existing two-story building substantially as proposed and as indicated on plans filed with this appeal marked, "Received October 7, 1955" (5 sheets), as *amended* by adding dimensions, *on condition* that the building shall not be increased in height or area; that in all other respects, including exits, the building shall comply with the requirements of the Labor Law and of the Building Code therefor; and that the openings as proposed in both existing buildings to the proposed five-story building shall have approved fire-door assemblies.

391-55-A

APPLICANT—John F. Fitzsimons, for Allied Vista Corp., owner.

SUBJECT—Application May 10, 1955—Appeal from a decision of the borough superintendent—re frame building; 2 in. beams—fire limits.

PREMISES AFFECTED—23-41 126th street, east side, 247.67 ft. north of 25th avenue, Block 4230, Lot 16, College Point, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 6, 1955, on N.B. App. 3385/54 reads:

"1. Erection of a frame building within the fire limits is contrary to 4.1.2 Building Code.

2. Use of 2" beams within the fire limits is contrary to 7.1.4 Building Code."

and

WHEREAS, the applicant states the premises consist of a lot 50 ft. front by 99 ft. in depth, located in a residence use, C area, Class 1 height district, upon which it is proposed to erect a 1½-story, 22 ft. 6 in. high Class 4 constructed, 1-family dwelling, 35 ft. 6 in. front by 25 ft. in depth. It is proposed to provide an open parking space accessory to the dwelling on the same lot; and

WHEREAS, the applicant contends that this is an appeal to permit the construction of a frame dwelling within the fire limits and the use of 2 in. thick floor beams; that the dwelling will be surfaced on exterior with wood siding, shingles or asbestos and partially with stucco from the plate line to the foundation and with gables surfaced with wood siding, shingles or asbestos and the roof surfaced with asphalt shingles; that the building will be set back 15 ft. from any street line and be provided with side yards of 4 ft. and 10 ft. 6 in. in width, respectively, and located not nearer than 10 ft. 6 in. to any adjoining building; that the entire street front to the south of subject site has been improved with similar frame dwellings constructed by the same builder; that the dwellings on the west side of 126th street are also of similar construction as are the abutting properties in the rear; and

WHEREAS, the applicant states that in the event the purchasers of the buildings desire to substitute a garage for the open parking area, it is requested that permission be granted for such substitution, provided the garage conforms to the requirements for construction in a residence use, D area district; and

WHEREAS, the Board under Cal. No. 859-52-A and Cal. No. 763-53-A granted similar variances so as to permit the erection of adjacent frame buildings under the same conditions as herein proposed.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 3385/54, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the proposed frame building shall be for single-family occupancy only and shall comply with the requirements for a similar building when erected outside of the fire limits but within a residential, "D" area district; that floor beams of commercial two-inch thickness may be permitted; that in the event a garage is erected on the lot for this house, as indicated on plans filed with this appeal marked, "Received, May 10, 1955" (3 sheets), such garage may be of frame construction and as would be permitted in a residence, "D" area district and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the building shall be located as proposed on such plans.

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision of Fire Commissioner—re Appeal from an order of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—92-20/24 168th street, west side, 141.14 ft. Archer avenue and 204.65 ft. south of Jamaica avenue, Block 10156, Lot 22 (formerly lots 22, 24, 26 and 142), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Edwin W. Renz, Irving Newhouse and William Keating.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new decision of the Fire Commissioner, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

72-48-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bush Terminal Building Company, owner. (Beech-Nut Packing Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider additional space for smoking—re Appeal from a decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—132-184 39th street (146-168 displayed) and 3902-3924 2nd avenue, southwest corner, (4th floor, Building 19) Block 706, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional space for smoking, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

277-54-A—Vol. III

APPLICANT—The Procter & Gamble Manufacturing Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III as to consider changes and extension in hydrogen system—re Appeal from a decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—Richmond terrace, and Western avenue, 1620 ft. southeast corner, Block 1338, Lot 1, Mariners Harbor, Borough of Richmond.

APPEARANCES—

For Applicant: S. W. Blackett.

ACTION OF BOARD—Application reopened as Vol. III, to consider changes and extension to hydrogen system, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

550-54-A

APPLICANT—E. Walter Jansen, P.E., for 184 Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to consider a new decision and proposal—re Appeal from a decision of the borough superintendent; previously denied.

PREMISES AFFECTED—184 Fifth avenue, west side, 25 ft. of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: E. Walter Jansen.

ACTION OF BOARD—Application reopened to consider a new decision and proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.
APPEARANCES—
For Applicant: H. E. Horwood.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 6, 1955, at 2 P. M., applicant to file revised plans to provide two means of exit for all spaces in both buildings.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.
SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.
APPEARANCES—
For Applicant: Harry M. Prince and Harry N. French.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 6, 1955, at 2 P. M., statement from applicant as to sprinklers.

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.
SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.
PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 29, 1955, at 2 P. M., at the request of the applicant to file additional and revised plans.

204-24-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Michael DeLaurenzo, owner (Sunrise Waste Material Co., lessee).
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the extension in use of a building for a period of two years (change of occupancy of a garage for more than five motor vehicles to a junk shop, previously granted by the Board—expires Nober 21, 1955) and permitting a loading platform on adjoining lot to be used in conjunction with junk shop.
PREMISES AFFECTED—475-479 Hemlock street, east side, 129 ft. 7½ in. south of Liberty avenue, Block 4200, Lots 8 and 9, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. III, on October 23, 1951, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on September 16, 1952; and
WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1924, as thereafter *amended* by resolutions adopted through September 16, 1952, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"...*granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit . . .; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." N.B. 1816/24, Alt. 2893/50.)

480-24-BZ—Vol. II

APPLICANT—Abram Shlefstein, for Lena Oxenhandler, owner (Bell Service Station, lessee).
SUBJECT—Application for consideration—reponeing as to an amendment of the resolution—re Application (decision of the borough superintendent; previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern Parkway extension, northeast corner, Block 3472, Lot 106, Borough of Brooklyn.
APPEARANCES—
For Applicant: Abram Shlefstein.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. II, on October 13, 1954, on certain conditions; and
WHEREAS, the resolution was amended and time extended on October 25, 1955; and
WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Vol. II on October 13, 1954, as later *amended* by resolution adopted October 25, 1955, by adding thereto:

"that there may be an additional curb cut to Eastern Parkway 30 feet in width; that there may be an additional post standard to support a sign, so that there may be one standard at the northeasterly corner of the site and one at the southwesterly corner, and to permit the elimination of the interior wall in the accessory building between the lubritorium and storeroom, so as to enlarge the lubritorium area and reduce the size of the office space, as shown on revised plan marked "Received September 16, 1955" (1 sheet), as acted on under the amendment adopted October 25, 1955." (Alt. 280/54.)

855-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district the reconstruction of existing gasoline service station, to include car washing, lubritorium, motor vehicle repairs, store, utility room and office and permitting the installation of an open truck pit alongside proposed building and permitting the parking and storage of motor vehicles on unbuilt upon

portion of plot, with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—2150-2166 Jerome avenue, east side, from Cameron place to East 181st street; 2-4 Cameron place and 1-5 East 181st street, Block 3185, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 30, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 30, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 500/54)

170-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Hermine Corlis, owner. Socony Vacuum Oil Company, Inc., lessee.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, for a term of fifteen years, the maintenance and reconstruction of existing gasoline service station, store, lubritorium, car wash, motor vehicle repairs, and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—79-05 Little Neck parkway and 253-02 to 253-08 Union turnpike, southeast corner, Block 8690, Lot 63, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 10, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 12, 1938, as thereafter *amended* by resolutions adopted through May 10, 1955, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2270/54)

55-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Paul Scicutella, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution—re Application (decision of the borough superintendent); previously granted on condition, permitting in a residence use district, for a term of fifteen years, the change in occupancy and extension of structure used for ice storage, sales and loading space to stores, storage of fruits, vegetables and groceries and permitting the maintenance of gasoline service station, lubritorium, auto laundry, accessory store, motor vehicle repairs shop.

PREMISES AFFECTED—51-65 Kingsland avenue and 271-275 Withers street, northwest corner and 101-113 Woodpoint road, Block 2866, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on July 13, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 12, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1954, as thereafter *amended* by resolutions adopted through July 12, 1955, by adding thereto:

"that in the event the owner desires to change the use of the auto accessory store to an inspection bay and omit the store front, install an overhead door in place of such store front, such changes may be made; as shown on revised plans marked "Received October 28, 1955" (2 sheets), *on condition* that in all other respects the requirements of the resolutions above cited shall be complied with." (Alt. 4688/53.)

483-50-BZ Vol. I

APPLICANT—Peggy Cooney, (John J. Cavanagh, former owner); for Lewkay Realty Corp., present owner.

SUBJECT—Application for consideration—reopening as to permit four additional gas storage tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7e of the zoning resolution, permit in the business use portion of a plot located in a business and unrestricted use district the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140 to 5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on October 31, 1950, on certain conditions; and

WHEREAS, the resolution was amended on April 17, 1951; and

WHEREAS, time to obtain permits and complete the work was extended on April 29, 1952; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 31, 1950, as amended by resolutions adopted through April 29, 1952, by adding thereto:

"that the number of gasoline storage tanks may be increased from six to twelve 550-gallon approved gasoline storage tanks, *on condition* that in all other respects the resolutions above cited shall be complied with." (N.B. 109/50.)

97-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose and Paul Marchesano, owners.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, for a term of years, the change in occupancy from accessory garage and one family dwelling to garage, for two trucks; and from the storage of three trucks and one pleasure car and the storage of building materials.
PREMISES AFFECTED—454-458 Lefferts avenue, south side, 99 ft. 1 in. west of Brooklyn avenue, Block 1331, Lot 25, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on November 7, 1951, on certain conditions; and
WHEREAS, time to obtain permits and complete the work was extended on May 22, 1952; and
WHEREAS, the term of variance was extended on November 24, 1953; and
WHEREAS, the applicant requested a further extension of term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 7, 1951, in so far as it refers to the term of the variance, so that *amended* this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision c for a term of two years from the date of this *amended* resolution, to permit———; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. 3897/50)

53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e and 21 of the zoning resolution, permitting in a residence use district, the sale and display of used cars.
PREMISES AFFECTED—1875 Bruckner boulevard and 2093 Underhill avenue, northwest corner, Block 3731, Lots 72 and 75, Borough of the Bronx.
APPEARANCES—
For Applicant: Henry Nordheim.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on April 6, 1954, on certain conditions; and
WHEREAS, the term of variance and time to complete the work were extended on November 9, 1954; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 6, 1954, as thereafter *amended* by resolution adopted on November 9, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 380/53.)

444-54-BZ

APPLICANT—Liroff & Liroff, for Fred D. Robinson, owner (Herman Jacoby, lessee).
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use district the maintenance of existing hand laundry in basement.
PREMISES AFFECTED—517 Manhattan avenue, west side, 84 ft. north of West 121st street, Block 1948, Lot 17, Borough of Manhattan.
APPEARANCES—
For Applicant: Jacob S. Liroff.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on May 3, 1955, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 3, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1464/53.)

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in the residence use district portion of a plot, the extension of existing parking and storage of motor vehicles in business use district and permitting the access to loading bays through the residence use portion of plot.
PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of the Bronx.
APPEARANCES—
For Applicant: William Schwartz.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is substantially completed and a certificate of occupancy has been applied for, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 599/54.)

952-54-BZ

APPLICANT—Holz & Schrier, for Morris Shachnow, Julius Isreal and David H. Isreal, owners.

SUBJECT—Application for consideration—reopening as to additional curb cuts—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and restricted retail use district the parking and storage of motor vehicles and the erection of a shelter for attendant.

PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32 to 37 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: B. M. Kaufman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955, by adding thereto:

"that there may be an additional curb cut as now proposed and shown on revised plans marked 'Received November 18, 1955', (1 sheet), which curb cut may be 25 feet in length located toward the center of the premises on First avenue, as shown on such plans; that all other respects the resolution above cited shall complied with." (NB 135/54).

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.

SUBJECT—Application for consideration—reopening as consider an amendment—re Application (decision of t borough superintendent); previously granted on conditi under sections 7c and 7i of the zoning resolution, p mitting in a business use district the reconstruction existing public garage for more than five motor vehic (reduction in size) and the enlargement of existing ga line selling station, premises to be used as public gara for more than five motor vehicles, gasoline service stati and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsy avenue, no side, from 18th avenue to Bay 19th street, 8819-8829 1 avenue and 220-230 Bay 19th street, Block 6436, Lot Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and reso tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein Commissioner Keating and Deputy Chief Connolly . 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board July 12, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of resolution.

Resolved, that the Board of Standards and Appeals d hereby *amend* the resolution adopted on July 12, 1955, adding thereto:

"that in the event minor changes are required by owner in connection with rearrangement of locker ro toilets, Parts Department and office and relocation the curb cut on 18th avenue, as disapproved by the B ough Superintendent in decision dated October 26, 19 such changes may be made, as shown on revised pl marked "Received October 31, 1955", (1 sheet), *on c dition* that in all other respects the resolution ab cited shall be complied with." (Alt. 2566/54)

(Remaining Minutes of the Meeting of November 1955 will be printed in the Bulletin of December 1955.)

352.05
NEW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | December 6, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 49

DIRECTORY

BOARD OF STANDARDS AND APPEALS

THE LIBRARY OF THE
DEC 20 1955
UNIVERSITY OF ILLINOIS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

Petition and Certiorari Order Served on the Board of Standards and Appeals.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes on November 22, 1955, Affecting Calendar Numbers 926-25-BZ—Vol. II, 285-30-BZ—Vol. II, 599-44-BZ—Vol. III, 486-47-BZ, 141-50-BZ—Vol. II, 781-50-BZ—Vol. II, 629-51-BZ—Vol. II, 864-52-BZ and 717-54-BZ.

Minutes of Regular Meeting, Tuesday Morning, November 29, 1955, Affecting Calendar Numbers 35-34-BZ—Vol. IV, 154-35-BZ—Vol. II, 80-55-A, 225-36-BZ—Vol. III, 111-51-BZ, 112-51-A, 237-55-A, 674-52-BZ, 80-54-BZ, 247-55-BZ, 248-55-A, 249-55-BZ, 419-55-BZ, 710-55-BZ, 827-55-BZ, 398-40-BZ, 830-55-A, 510-39-BZ—Vol. II, 969-54-BZ, 125-19-BZ—Vol. II, 85-36-BZ—Vol. III, 399-40-BZ, 401-40-BZ, 718-49-BZ—Vol. III, 892-54-BZ, 893-54-A, 8-55-BZ, 269-55-BZ, 284-55-BZ and 343-55-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, November 29, 1955, Affecting Calendar Numbers 493-54-A, 794-54-A, 824-54-A, 447-55-A, 620-45-A—Vol. II. 642-51-A—Vol. II, 904-54-A, 906-54-A, 994-54-A, 124-55-A, 241-55-A, 310-55-A, 428-55-A, 697-55-A, 789-55-A, 11-33-BZ—Vol. I, 81-35-BZ—Vol. III, 777-46-BZ, 794-52-BZ—Vol. II, 500-53-BZ, 665-53-BZ, 666-53-A, 673-53-BZ—Vol. II, 118-36-BZ—Vol. II, 173-49-BZ—Vol. II, 263-51-BZ—Vol. II, 309-46-SA, 556-50-SM, 812-52-SM—Vol. II and 216-52-SM.

Correction Affecting Calendar Number 443-55-SM.

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On November 29, 1955, Copy of Petition and Order of Certiorari was served on the Board by Joseph V. McKee, attorney for Herman Appel and Benjamin Israel, owners, seeking a review of the Board's denial of their application on October 25, 1955, under Section 7, subdivision c of the Zoning Resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office and automobile showroom, and to permit parking of motor vehicles waiting to be serviced; Cal. No. 81-54-BZ; Premises 32-10 to 32-18 Francis Lewis Boulevard, southwest corner of 32nd Avenue, Flushing, Borough of Queens.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.
Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to November 29, 1955

Cal. No. Dept. Premises Affected

926-55-A—H.B.M.—68-70 Grand street and 29 Wooster street, northwest corner, Block 475, Lot 28, Borough of Manhattan, Alt. 1018-51—re egress.

927-55-A—H.B.M.—210-216 11th avenue and 564-568 West 25th street, southeast corner, Block 696, Lot 65, Borough of Manhattan, Amendment to B.N. 890-55—re stairways, etc.

928-55-BZ—H.B.Q.—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens, Alt. 2291-55—re parking lot in a residence use district.

929-55-A—H.B.Q.—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens, under section 35, General City Law re premises in bed of mapped street—proposed widening of Beach 54th street, Alt. 2291-55.

930-55-BZ—H.B.Bx.—424-426 East 10th street, south side, 306 ft. west of Avenue D, Block 379, Lot 21, Borough of Manhattan, Alt. 1730-55—re repair shop, motor vehicle repairs and garage for more than 5 cars in retail use district; area excessive.

931-55-SM—Ceil-Lite (plastic light diffuser), manufactured by Ceil-Lite Co., Material.

932-55-A—H.B.M.—26 West 20th street, south side, 445 ft. west of 5th avenue, Block 821, Lot 59, Borough of Manhattan, Amendment to Alt. 1462-54—re fire escape; exits.

933-55-SM—Hanover (drapery fabric), manufactured by Town House Fabrics Corp., Material.

934-55-BZ—H.B.B.—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn, N.B. 2198-55—re gasoline service station, auto washing, minor repairs, storage and sales, etc. in a residence use district.

935-55-A—H.B.M.—141 West 41st street, north side, 130 ft. east of Broadway, Block 994, Lot 16, Borough of Manhattan, Amendment to Alt. 1419-55—re nonfireproof construction for business.

936-55-A—H.B.M.—52 Rivington street and 193 Eldridge street, northwest corner, Block 421, Lot 74, Borough of Manhattan, Alt. 905-54—re exits.

937-55-BZ—H.B.B.—1982 Flatbush avenue, west side, 89 ft. 4 in. north of Flatlands avenue, Block 7817, Lot 60, Borough of Brooklyn, Alt. 2755-55—area excessive.

938-55-A—F.D.—1733-1753 McDonald avenue, east side, 245.6 ft. south of Avenue O, Block 6608, Lot 77, Borough of Brooklyn, Decision re Order No. 5290-5—re barred windows.

939-55-SM—Permalite Perlite Concrete Aggregate and Certified Perlite Concrete Aggregate, manufactured by Certified Industrial Products Inc., Material.

940-55-SM—Gold Bond Perfolite Acoustical Plaster, manufactured by National Gypsum Co., Material.

Restored to Docket

620-45-A Vol. II—H.B.M.—346 West 89th street and 170 Riverside drive, northeast corner, Block 1250, Lot 61, Borough of Manhattan, Alt. 1559-48—re non-fireproof building—from residence to public use (school).

642-51-A Vol. II—H.B.B.—1064-1066 DeKalb avenue, south side, 200 ft. west of Reid avenue and 563-567 Kosciusko street, Block 1603, Lot 27, Borough of Brooklyn, Alt. 2081-55—re egress; live load.

812-52-SM Vol. II—Duffcon Concrete Plank (concrete plank for floor construction), manufactured by Duffy Concrete Products, Corp., Material.

309-46-SA—Wayne Oil Burner, Model O (reopened for report as to additional names under which marketed); manufactured by Wayne Home Equipment Co., Inc., Appliance.

556-50-SM—USG Trusstell Studs (reopened for test and report as to change in design of product), manufactured by United States Gypsum Company, Material.

118-36-BZ Vol. II—H.B.M.—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan, N.B. 173-55—re Gasoline service station, lubritorium, minor auto repairs, parking of cars waiting to be serviced, etc.

173-49-BZ Vol. II—H.B.B.—1690-1692 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn, Alt. 2229-55—re business use in residence use district; area excessive.

263-51-BZ Vol. II—H.B.B.—2003-13 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn, N.B. 2442-55—re refreshment building parking of patrons cars—no fees to be charged.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs. Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for ..... Mar.	11, 1952—Vol. 37, No. 11A

CALENDAR

	Last Publication
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

DECEMBER 6, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 6, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

Laid over from July 19, 1955, to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to November 1, 1955, applicant to file revised plans; then to December 6, 1955, at request of the applicant in order to furnish the revised plans previously requested.

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

539-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield.

SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

SUBJECT—Application November 2, 1954—re (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.

PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

Laid over from November 1, 1955, to December 6, 1955, for inspection and decision; hearing closed.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.

SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

Laid over from November 9, 1955 to December 6, 1955, for inspection and decision; hearing closed.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.

SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.

PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.

SUBJECT—Application July 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.

PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed.

CALENDAR

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

Laid over from October 25, 1955 to November 15, 1955, at the request of an objectant, applicant concurring; no further requests for adjournment; then to December 6, 1955, for inspection and decision; hearing closed.

529-47-BZ—Vol. II

APPLICANT—Knickerbocker Federal Savings and Loan Association, lessee, for Ralph DeMayo, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7A of the zoning resolution, to permit in a business and residence use district, proposed extension of patrons parking, on a lot partly in a business use district, accessory to a structure wholly in a business use district, into the residence use district; curb cuts into a residence use district, proposed show window in rear south wall of building.

PREMISES AFFECTED—3474-3478 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of The Bronx.

Laid over from November 15, 1955, to December 6, 1955, at request of the applicant's representative; no further requests for adjournment to be considered.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over to November 9, 1955, for inspection and decision; hearing closed; then to November 22, 1955, for further inspection and hearing at that time; then to December 6, 1955, for further inspection and decision.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

Laid over from November 29, 1955, to December 6, 1955, for further hearing.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street— proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

84-53-BZ

APPLICANT—Madeline Sczmanski, owner.

SUBJECT—Application reopened November 1, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—164-07 to 164-09 122nd avenue, northwest corner of Smith street, Block 12379, Lot 1, Jamaica, Borough of Queens.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

905-53-BZ—Vol. II

APPLICANT—John Missale, owner.

SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed use of light manufacturing in a 1 story building of class 3 construction.

PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue, Block 4683, Lot 49, Borough of The Bronx.

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.

SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—462-472 West 22nd street, south side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

CALENDAR

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

174-55-BZ

APPLICANT—Burke, Green and Groh, for Calesto De Simplicis, owner.

SUBJECT—Application March 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of patrons' and employees' cars, no fee to be charged.

PREMISES AFFECTED—227-15 147th avenue, northwest corner of 228th street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.

PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

02-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

REMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

5-55-BZ

PPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).

JBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.

REMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

0-55-BZ

PPLICANT—Samuel Rosenblum, for Peter Doelger Realty Co., Inc., owner.

SUBJECT—Application June 3, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the proposed extension of the first story of a new building which exceeds the permissive coverage.

PREMISES AFFECTED—301-305 East 72nd street and 1392-1402 2nd avenue, northeast corner, 300-302 East 73rd street, Block 1447, Lots 1, 49, 50, 51, 52 and 149, Borough of Manhattan.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 6, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 6, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.

SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors.

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

868-55-A

APPLICANT—Samuel Rosenblum, for Morton M. Rosenfeld and H. Laurence Herring, et al., owners.

SUBJECT—Application November 2, 1955—re Appeal from a decision of the borough superintendent—re non-fireproof construction—business use.

PREMISES AFFECTED—1018 Madison avenue, west side, 77 ft. north of East 78th street, Block 1393, Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection

CALENDAR

and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

556-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (K.D.B. Realty Holding Corp., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

557-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (Genevieve Naylor, lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio, and one family dwelling, (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).

PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed.

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for notices to be sent out according to the regular procedure; then to December 13, 1955, for inspection and decision; hearing closed.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed; then to October 25, 1955, for full vote of the Board; then to November 9, 1955, for further inspection and decision; hearing closed; then to November 22, 1955, for inspection and decision; then to December 13, 1955, for inspection and decision.

137-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Milton d/b/a Crescent Auto Service, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II —re (decision of the borough superintendent) under sec-

CALENDAR

tions 7c and 7i of the zoning resolution, to permit in a business use district, the extension in area of a gasoline service station, previously approved by the Board, to include auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.
PREMISES AFFECTED—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 9694, Lot 17, Jamaica, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.
SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.
PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed.

58-55-BZ

APPLICANT—John F. Fitzsimons, for Leon and Margaret Sculti, owners.
SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7b, 7e and 7A of the zoning resolution, to permit in a residence and retail use district the maintenance of a storage yard for builders' materials and equipment, loading and unloading, the parking in the open of 2 trucks used in the business; and to permit a business entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—134-14 218th street, west side, 81.79 ft. south of Merrick boulevard, Block 13011, Lot 46, Springfield Gardens, Borough of Queens.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed.

574-55-BZ

APPLICANT—Paul Friedman, for Laura Roehrig, owner (Baisley Auto Body Inc., lessee).
SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a retail use district the proposed extension and use of premises for a motor vehicle repair shop, including body and fender work, welding and paint spraying, also free parking for patrons and employees.
PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.
SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).
PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street.

327-55-BZ

APPLICANT—Albert E. Deer, for Morton Pickman and Samuel M. Berley, owners (owners under contract: Esso Standard Oil Co.).
SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.
PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.
SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.
PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed; then to November 29, 1955, applicant to file plan showing Schraffts occupancy on first floor and cellar and statement as to manner of handling merchandise in and out of building; the premises were inspected by a committee of the Board; then to December 13, 1955, for further inspection and decision.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.
SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.
PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from November 29, 1955, to December 13, 1955, for consideration and decision; hearing closed.

111-51-BZ—Vol. II

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Application reopened and restored to docket October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the proposed change in occupancy of 1st and 2nd floors to office and factory, (previously dismissed), and change of occupancy of cellar to storage of film.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

Laid over from November 29, 1955 to December 13, 1955, for inspection and decision; hearing closed.

237-55-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.

CALENDAR

SUBJECT—Application March 18, 1955—re Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

674-52-BZ
APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.
SUBJECT—Application September 17, 1952—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, sale and storage of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; all for a term of fifteen years.
PREMISES AFFECTED—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.

Laid over from November 29, 1955 to December 13, 1955, for inspection and decision; hearing closed.

80-54-BZ
APPLICANT—Joseph Platzker and Philip Freshman, for Hotel Dryden, Inc., owner.
SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.
PREMISES AFFECTED—148-152 East 39th street, south side, 100 ft. west of 3rd avenue, Block 894, Lot 52, Borough of Manhattan.

Laid over from November 29, 1955, to December 13, 1955, for inspection and decision; hearing closed.

864-52-BZ
APPLICANT—John McGinley, lessee, for Estate of John Unger, Jr., owner.
SUBJECT—Application reopened November 22, 1955 for consideration as to extension of term of variance and change of zone—re (decision of the borough superintendent) previously granted on condition, permitting the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot.
PREMISES AFFECTED—163 West Kingsbridge road, northeast corner of Kingsbridge terrace, Block 3253, Lots 11, 12 and 17, Borough of The Bronx.

486-47-BZ
APPLICANT—John F. Fitzsimons, for Robert Romanelli, owner.
SUBJECT—Application reopened November 22, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the bailing of paper.
PREMISES AFFECTED—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, South Ozone Park, Borough of Queens.

352-32-BZ—Vol. II
APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.
SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).
PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

667-50-BZ—Vol. IV
APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.
SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.
PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

160-52-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Enlaw Corp., owner.
SUBJECT—Application reopened February 23, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a business and residence use district a proposed parking lot and miniature golf course on the residence use portion of the lot.
PREMISES AFFECTED—760-778 East 189th street, south side, from Southern boulevard to Prospect avenue, 2455-2479 Southern boulevard and 2450-2480 Prospect avenue, Block 3115, Lot 21, Borough of The Bronx.

342-54-BZ
APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.
SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.
PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

423-54-BZ—Vol. II
APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.
SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.
PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

767-55-A
APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.
SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.

CALENDAR

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, ½ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.

PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

803-55-BZ

APPLICANT—Peter A. Scarano, for Causeway Builders, Inc., owner.

SUBJECT—Application October 14, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 district, the existence of a 2 family, 2 story residence of class 4 construction without the required setback from the street.

PREMISES AFFECTED—160-26 21st road, south side, 25.07 ft. east of Clintonville street, Block 4879, Lot 32, Whitestone, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 13, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

542-55-SA

APPLICANT—Henry Waterman and Brother, Corp., owner.

SUBJECT—Application June 27, 1955—Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6, approval of.

545-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.

SUBJECT—Application June 27, 1955—Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A, approval of.

544-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.

SUBJECT—Application June 27, 1955—Suburban Recessed Gas Ovens, Models 9018, 9118, 9218, 9018A, 9118A, 9218A, 9518, 9618 and 9718, approval of.

518-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.

SUBJECT—Application June 23, 1955—Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536, approval of.

512-55-SA

APPLICANT—Automatic Range Company, Inc., owner.

SUBJECT—Application June 22, 1955—Automatic Brookline, Royal Rose and Rose-Master and Flame Liberty Gas Ranges (various models).

819-54-SM

APPLICANT—Colonial Blue Diamond Mortar Corp., owner.

SUBJECT—Application October 14, 1955—Puzzolanic Mortar (plastercizer in brick mortar), approval of.

501-55-SM

APPLICANT—L. O. Koven and Brother, Inc., owner.

SUBJECT—Application June 7, 1955—L. O. Koven and Brother, Inc., 550 Gallon Gasoline Storage Tank, approval of.

214-52-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application March 19, 1952—Gold Bond Metal Lath Clips (secures metal lath to flanged steel joists), approval of.

471-55-SA

APPLICANT—Eugene R. O'Hare, owner.

SUBJECT—Application May 25, 1955—Bunkerflo Fuel Oil Heating System, approval of.

361-55-SM

APPLICANT—Hercules Cement Corp., owner.

SUBJECT—Application April 22, 1955—Hercules Air Entraining Portland Cement, Types IA, IIA and IIIA, approval of.

199-55-SA

APPLICANT—Linde Air Products Co., Division of Union Carbide and Carbon Corp., owner.

SUBJECT—Application March 3, 1955—Oxweld W-45 Welding Blowpipe and Oxweld CW-45 Cutting Attachment, approval of.

204-55-SA

APPLICANT—Surface Combustion Corp., owner.

CALENDAR

SUBJECT—Application February 28, 1955—Janitrol Gas-fired Floor Furnace (space heater), Model TAS, approval of.

613-55-SM

APPLICANT—Medusa Portland Cement Company, owner.
SUBJECT—Application July 12, 1955—Medusa White Air-Entraining Portland Cement, approval of.

733-54-SA

APPLICANT—Pantex Manufacturing Corp., owner.
SUBJECT—Application September 13, 1954—Pantex Perk-O-Matic Dry Cleaning Machine, Model EC (using non-flammable solvent), approval of.

85-54-SA

APPLICANT—Pantex Manufacturing Corp., owner.
SUBJECT—Application January 25, 1954—Pantex Perk Dry Cleaning Machine, Model 60B, approval of.

333-55-SA

APPLICANT—Mercury Clcaning Systcms, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Numatic Perchlor (single bath) Dry Cleaning Unit, Models 30 and 40, approval of.

332-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Petroleum Unit Vacuum Still and Tumbler (2 bath still rinses) Dry Cleaning Unit, Models 36 and 38, approval of.

331-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Petroleum Unit Vacuum Still and Tumbler (single bath), Dry Cleaning Unit, Models 36 and 48, approval of.

334-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Numatic Perchlor (2 bath still rinse) Dry Cleaning Unit, Models 30 and 40, approval of.

831-47-SA

APPLICANT—A. O. Smith Corporation, owner.
SUBJECT—Application reopened June 7, 1955 re Neptune Red Seal Gasoline Dispensing Pump, amendment—change of name to A. O. Smithway Gasoline Dispensing Pump, Model L3-D (models L-1, L-1S, H-1 and H-1S; previously approved).

236-38-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened May 10, 1955 as Vol. II—for test and report re USG Pyroform Incombustible Insulating and Acoustical Formboard (permanent formboard for poured gypsum roof decks); previously approved Pyrofill Roof Deck.

419-39-SM—Vol. II

APPLICANT—Macomber Inc., owner.
SUBJECT—Application reopened June 22, 1954 as to amendment to resolution as to revision of steel joists—re Macomber V Joists; previously approved.

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.
SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.
PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

124-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

789-55-A

APPLICANT—Columbia Pictures Corp., lessee, for Frezard Corp., owner.
SUBJECT—Application September 22, 1955—re Appeal from a decision of the borough superintendent—re removal of sprinkler heads and pipes.
PREMISES AFFECTED—711 5th avenue, northeast corner of East 55th strcet, Block 1291, Lot 1, Borough of Manhattan.

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.
SUBJECT—Application Decemben 27, 1954—re Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

241-55-A

APPLICANT—DeRose and Cavalieri, for Tomasina Porcelli, owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent—re construction and exits.
PREMISES AFFECTED—2473 Hughes avenue, west side, 100 ft. south of East 189th street, Block 3077, Lot 39, Borough of The Bronx.

723-55-A

APPLICANT—Frank Lloyd Wright, for Solomon R. Guggenheim Foundation, owner.
SUBJECT—Application September 14, 1955—Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—1071 Fifth avenue, east side, from East 88th to East 89th strcets, Block 1500, Lot 1, Borough of Manhattan.

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.
SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Strcet Corp., owner.
SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

CALENDAR

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.

SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.

PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for decision; hearing closed.

710-55-BZ

APPLICANT—Ingram S. Carner, for Bertha Stratford, owner (Henry Kelly, lessee).

SUBJECT—Application September 13, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing, (non-automatic), office, storage and sale of auto accessories and parking of cars waiting to be serviced, without required setback from street.

PREMISES AFFECTED—246-02 to 246-08 South Conduit avenue, 138-57 to 138-59 246th street and 246-01 to 246-03 139th avenue, southeast corner, Block 13622, Lot 5, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed.

35-34-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Estate of Fannie Levy, Albert L. Levy, Executor, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in a residence use district parking and storage of more than 5 cars.

PREMISES AFFECTED—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.

Laid over from November 29, 1955, to December 20, 1955, for inspection and decision; hearing closed.

247-55-BZ

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy of first floor from store to restaurant, bar and cabaret, and on the second floor office to restaurant.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

Laid over from November 29, 1955, to December 20, 1955, for inspection and decision; hearing closed.

248-55-A

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24 —23 tentative, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed.

398-40-BZ—Vol. II

APPLICANT—Nuark Realty Corp., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an FF area, residence use district, the maintenance of a dwelling without the required setback, with side yards less than the required widths.

PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 ft. south of Bruckner boulevard, Block 3659, Lot 20, Borough of The Bronx.

830-55-A

APPLICANT—Harry Atkin, Acting Borough Superintendent.

OWNER OF RECORD—Nuarb Realty Company.

SUBJECT—Application October 17, 1955—re Revocation of Certificate of Occupancy No. Alt. 543-39.

PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 ft. south of Bruckner boulevard, Block 3659, Lot 20, Borough of The Bronx.

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

CALENDAR

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

262-55-BZ

APPLICANT—Kenneth W. Milnes, for Anna Demyan, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E 1 area district, the one-story extension of an existing structure without the required setback from the street line, and to permit the erection of an illuminated sign, and to permit the parking of cars on the unbuilt portion of plot on west side of building.

PREMISES AFFECTED—1113 Victory boulevard, west side, 60 ft. south of Melrose avenue, Block 247, Lot 4, Sunnyside, Borough of Richmond.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II —re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

551-54-BZ

APPLICANT—Victor G. Madonia, for Catherine DePalma, owner.

SUBJECT—Application June 28, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of an existing non-conforming use by the erection of an addition to a 2-family residence.

PREMISES AFFECTED—86-58 260th street, northwest corner of 87th avenue, Block 8818, Lots 1 and 3, Bellerose, Borough of Queens.

719-54-BZ

APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of one-story, four-car private garage at rear of plot, to motor vehicle repair shop.

PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.

720-54-A

APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.

SUBJECT—Application September 21, 1954—re Appeal from a decision of the borough superintendent—re non-fireproof building—extension in height.

PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.

277-55-BZ

APPLICANT—De Rose and Cavalieri, for Giulio Mariani, owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail and residence use, D area, Class 1 height district, the change in occupancy of premises to a bar and grill, restaurant and cabaret from a restaurant, bar and grill.

PREMISES AFFECTED—2705 Wilson avenue and 1289-1295 Allerton avenue, northwest corner, Block 4527, Lot 1, Borough of The Bronx.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

837-55-BZ

APPLICANT—Siegel and Green, for Maspeth Warehouse, Inc., owner (Smilen Brothers, lessees).

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, proposed patron and employees' parking lot for a supermarket.

PREMISES AFFECTED—2916-2924 Gravesend Neck road and 3442-3454 Nostrand avenue, southwest corner, Block 7362, Lot 8, Borough of Brooklyn.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1955, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 20, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

612-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.

SUBJECT—Application July 6, 1955—Slattery Gas Range (built-in type) Models 5556 and 22, approval of.

511-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.

SUBJECT—Application June 23, 1955—Slattery Domestic Gas Ranges, Models 5590, 5588, 5500, 5530, 5520 and 55, approval of.

646-55-SA

APPLICANT—L. C. Armitage for Welbilt Corp., owner.

SUBJECT—Application July 27, 1955—Welbilt Insulated Gas Ranges, various models, approval of.

333-53-SM

APPLICANT—Morris Dorf, for Triumph Metal Products Inc., and Acme and Dorf Metal Door Corp., owners.

SUBJECT—Application reopened March 8, 1955—re amendment as to modification of construction—re Tride One and One-half Hour Hollow Metal Flush Type Fire Door; previously approved.

CALENDAR

657-40-SM

APPLICANT—Triangle Steel Products Corp., owner-manufacturer.
SUBJECT—Application reopened November 9, 1955—re amendment to resolution as to modification of construction—re Triangle Three-Hour Hollow Metal Fire Door; previously approved.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.
PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

918-54-A

APPLICANT—Joseph Lau, for 450 6th Avenue Realty Corp., owner.
SUBJECT—Application November 24, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—450-454 Avenue of The Americas, east side, 34.6 ft. south of West 11th street, Block 574, Lot 5, Borough of Manhattan.

833-55-A

APPLICANT—T. R. Galloway, for Drith Corp., owner (Consolidated Edison Co. of New York, Inc., lessee).
SUBJECT—Application October 14, 1955—re Appeal from decisions of the borough superintendent—height of fence contrary to code.
PREMISES AFFECTED—275-289 Plymouth street, north side, 90 ft. west of Hudson avenue, Block 22, Lot 7, Borough of Brooklyn.

72-48-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bush Terminal Building Co., owner (Beech-Nut Packing Co., lessee).
SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from a decision of the fire commissioner—for a variation of the Labor Law so as to permit smoking in a factory.
PREMISES AFFECTED—132-184 39th street (146-168 displayed) and 3902-3924 2nd avenue, southwest corner, 5th floor, Building 19, Block 706, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 10, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.
SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, sales space, parking, service, with a curb cut less than 75 ft. from residence use district.
PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).
SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.
PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).
SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fireproof construction, area excessive.
PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.
PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

386-55-BZ

APPLICANT—Lama, Proskauer, and Prober, for Fire-O-Matic Corp., owner.
SUBJECT—Application May 2, 1955—re (decision of the the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.
PREMISES AFFECTED—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

CALENDAR

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

537-55-BZ

APPLICANT—Leonard F. Rothkrug, for Pick Quick Foods, Inc., owner (Key Foods Stores, Inc., lessee).

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a local retail use district proposed parking lot for the use of patrons of Key Food Stores (no fee to be charged), proposed curb cut and entrance to parking lot within 75 ft. of the residence use district.

PREMISES AFFECTED—9516-9524 3rd avenue, northwest corner of 96th street, Block 6116, Lots 37-39 inclusive, Borough of Brooklyn.

557-55-BZ

APPLICANT—Harry G. Savran, for Pater Realty Co., Inc., owner (42-64 West 30th Street, Corp., lessee).

SUBJECT—Application July 7, 1955—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district the erection of a storage garage for more than 5 motor vehicles.

PREMISES AFFECTED—48-64 West 30th street, south side, 100 ft. east of Avenue of The Americas, Block 831, part of Lot 78, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II —re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of November 22, 1955.)

926-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harbor Garage, Inc., owner.

SUBJECT — Application for consideration — reopening as Vol. II to consider a new proposal as to use of existing building, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—2230 Cropsey avenue, west side, 137 ft. 5¼ in. north of Bay 32nd street, Block 6471, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal as to use of existing building.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

285-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bukzin Realty Corp., owner.

SUBJECT — Application for consideration — reopening as Vol. II to consider a new use, subject to regular procedure —re Application (decision of the superintendent of buildings); previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—625-631 Bergen street, north side, 115 ft. west of Vanderbilt avenue, Block 1137, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

599-44-BZ—Vol. III

APPLICANT—Kitzler & Nurick, for Adelphia Paint & Color Wks., Inc., owner.

SUBJECT — Application for consideration — reopening as Vol. III to consider an extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previsously granted on condition, under section 7c and 21 of the zoning resolution, permitting in a residence use district the extension of existing paint factory and paint storage.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard, Block 11396, Lots 25 and 142, Ozone Park, Borough of Queens.

MINUTES

APPEARANCES—
For Applicant: Abram Shlefstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

486-47-BZ

APPLICANT—John F. Fitzsimons, for Robert Romanelli, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension to an existing junk shop for the storage of rags, scrap, metal, paper storage and the bailing of paper.
PREMISES AFFECTED—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, Ozone Park, Borough of Queens.
APPEARANCES—
For Applicant: John F. Fitzsimons.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing on December 13, 1955, at 10 A.M., variance having expired May 19, 1955, subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

141-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Dutchess Holding Corp., owner.
SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of motor vehicles, for a term of years.
PREMISES AFFECTED—24-32 44th street, 24-11 43rd street, west side of 44th street, 250 ft. north of 25th avenue, Block 689, Lots 15 and 37, Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner. (G. & G. Auto Sales of Brooklyn, Inc. lessee, Contingent lessee Voklswagen).
SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and office and permit the parking and storage of more than five motor vehicles, for a term of fifteen years.
PREMISES AFFECTED—62-98 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.
SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 7f of the zoning resolution, to permit in a business use district, the inclusion of gasoline service station to existing high speed auto laundry and office, for a term of fifteen years.
PREMISES AFFECTED—53-15 Queens boulevard, 43-32/40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

864-52-BZ

APPLICANT—John McGinley, for Estate of John Unger, Jr., owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance and change of a zone of area—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot.
PREMISES AFFECTED—163 West Kingsbridge road, northeast corner of Kingsbridge Terrace, Block 3253, Lots 11, 12 and 17, Borough of the Bronx.
APPEARANCES—
For Applicant: John McGinley.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and set for hearing on December 13, 1955, at 10 A.M., in view of change of zone and new lessee for the same use subject to regular procedure waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin as public notice.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application for consideration—reopening as to an amendment as to construction of a boiler room—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non-automatic), lubritorium, motor vehicle repairs and office and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Request for reopening for amendment withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 29, 1955, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 15, 1955, were approved as printed in the Bulletin of November 22, 1955, Vol. 40, No. 47.

35-34-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Estate of Fannie Levy, Albert L. Levy, Executor, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in a residence use district parking and storage of more than 5 cars.
PREMISES AFFECTED—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.
APPEARANCES—
For Applicant: Fred C. Dahlem and Samuel R. Rosenblum.
For Opposition: William R. Altman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A.M. for inspection and decision; hearing closed.

154-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.
SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Christine Nawrocky, Anna Gall, Masie Schmid, M. Makboulian and Abraham Friedensohn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for further hearing.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.
SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street—proposed widening of Springfield boulevard.
PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 6, 1955, at 10 A.M. for further hearing in conjunction with Cal. 154-35-BZ, Vol. II.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.
SUBJECT—Application reopened June 21, 1955 as Vol. III—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.
PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.
APPEARANCES—
For Applicant: Harry M. Lamb and Harry M. Prince.
For Opposition: Israel Hoffman and William J. Brodman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 10 A. M. for consideration and decision; hearing closed.

111-51-BZ

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Application reopened and restored to docket October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the proposed change in occupancy of 1st and 2nd floors to office and factory, (previously dismissed), and change of occupancy of cellar to storage of safety film.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.
APPEARANCES—
For Applicant: P. D. Concagh and Raphael Brooks.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over to December 13, 1955, at 10 A. M. for inspection and decision; hearing closed.

112-51-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent—re exits.

MINUTES

PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue (Block 2078, Lots 43 and part of 19), Borough of Manhattan.
APPEARANCES—
For Applicant: P. D. Concagh and Raphael Brooks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn in view of similar appeal Cal. No. 237-55-A.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

237-55-A

APPLICANT—George G. Miller, for 514 West 147th St. Corp., owner.
SUBJECT—Application March 18, 1955—Appeal from a decision of borough superintendent—re exits.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.
APPEARANCES—
For Applicant: P. D. Concagh and Raphael Brooks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 10 A. M. for inspection and decision; hearing closed.

674-52-BZ

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.
SUBJECT—Application September 17, 1952—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, sale and storage of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; all for a term of fifteen years.
PREMISES AFFECTED—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and David Minkin.
For Opposition: Thomas A. Duffy, Edna B. Herna, Joseph Maga, Lawrence R. Shaw, John Di Benedetto, Dorothy M. Willett, Giuseppe Canzioloi, Joachio Lucas, Nellie Egan, N. Gamgiolofi, C. Miniotis, Leonard Ponghia, G. Leodas and Otto Macke.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over to December 13, 1955, at 10 A. M. for inspection and decision; hearing closed.

80-54-BZ

APPLICANT—Joseph Platzker, and Philip Freshman, for Hotel Dryden, Inc., owner.
SUBJECT—Application February 5, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.
PREMISES AFFECTED—148-152 East 39th street, south side, 100 ft. west of 3rd avenue (Block 894, Lot 52), Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph Platzker and Philip Freshman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 10 A. M. for inspection and decision; hearing closed.

247-55-BZ

APPLICANT—Kitzler and Nurick for John P. O'Connor, owner.
SUBJECT—Application March 16, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy of first floor from store to restaurant, bar and cabaret, and on the second floor office to restaurant.
PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue, antd 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.
APPEARANCES—
For Applicant: Sidney H. Kitzler and John J. O'Connor.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A. M. for inspection and decision; hearing closed.

248-55-A

APPLICANT—Kitzler and Nurick for John P. O'Connor, owner.
SUBJECT—Application March 16, 1955—Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548 Borough of Brooklyn.
APPEARANCES—
For Applicant: Sidney H. Kitzler and John J. O'Connor.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A.M. for inspection and decision in conjunction with Cal. No. 247-55-BZ; hearing closed.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.
SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.
PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum and Morris Brody.
For Opposition: Edward Hoffman for City Construction Coordinator.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 10 A.M. for further inspection and decision; hearing previously closed.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.
SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.
PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.
APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: Sidney Roth.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A.M. for decision; hearing closed.

710-55-BZ

APPLICANT—Ingram S. Carner, for Bertha Stratford, owner (Henry Kelly), lessee.
SUBJECT—Application September 13, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non automatic), office, storage and sale of auto accessories and parking of cars waiting to be serviced, without required setback from street.
PREMISES AFFECTED—246-02 to 246-08 South Conduit avenue, 138-57 to 138-59 246th street and 246-01 to 246-03 139th avenue, southeast corner, Block 13622, Lot 5, Rosedale, Borough of Queens.
APPEARANCES—
For Applicant: Ingram S. Carner, Henry Kelly and Emma Kelly.
For Opposition: Alfred Caiazzo, Ralph S. Becker, Fred Kammerer and Robert W. Lowe.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A.M. for decision; hearing closed.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).
SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.
PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24 —23 tentative, Rosedale, Borough of Queens.
APPEARANCES—
For Applicant: Leonard F. Rothkrug and Meyer Press.
For Opposition: Alfred Caiazzo, Ralph S. Becker, Fred Krammer and Robert W. Lowe.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A.M. for decision; hearing closed.

398-40-BZ

APPLICANT—Nuarb Realty Company, owner.
SUBJECT—Application for consideration—reopening as Vol. II as to change of zoning—re Application (decision of the borough superintendent); previously dismissed, under section 21 of the building zone resolution, to permit in an F area residence use district the maintenance of a dwelling without the required setback and with side yards less than the required widths.
PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 ft. south of Eastern boulevard, Block 3659, Lot 20, Borough of the Bronx.
APPEARANCES—
For Applicant: Frank C. Braun.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application reopened as Volume II, and set for hearing on December 20, 1955, at 10 a.m. waiving all requirements except a new decision of the borough superintendent, which has been filed, and two publications in the Bulletin for notice.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

830-55-A

APPLICANT—Harry Atkin, Acting Borough Superintendent.
OWNER OF RECORD—Nuarb Realty Company.
SUBJECT—Application October 17, 1955—rc Revocation of Certificate of Occupancy No. Alt. 543-39.
PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 ft. south of Bruckner boulevard, Block 3659, Lot 20, Borough of The Bronx.
APPEARANCES—
For Applicant: Gussie E. Rotner.
For Opposition: Frank C. Braun.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A.M. for consideration with Cal. No. 398-40-BZ.

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.
PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414 Lots 334, 336 and 340, Borough of The Bronx.
APPEARANCES—
For Applicant: Alfred A. Lama and William F. Walsh.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn without prejudice.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be withdrawn for further consideration at some future time when conditions in the area become settled and when the Major Deegan Highway is in full operation.
Resolved, that this application be and it hereby is *withdrawn.*

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3
Negative: 0
Not Voting: Commissioner Keating..... 1
THE RESOLUTION—

WHEREAS, the Board was advised verbally by the Department of Marine and Aviation that it claims jurisdiction over this lot and ownership by the City due to the fact there was a waterway and land under water on the south side and on the north side of Flatlands avenue; that they have released the ownership to the housing development on the north side but claim they still own the land on the south side, which is the subject of this application; that the Department of Marine and Aviation also state that the south side in court is under in rem foreclosure proceedings due to nonpayment of taxes; and

WHEREAS, there was no appearance for the applicant, although he was duly notified of this hearing which had been postponed to this date at his request.

Resolved, that the application be and it hereby is *dismissed* for lack of prosecution.

125-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R.M.H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp. and Marathon Motors, Inc., lessees).
SUBJECT—Application reopened June 14, 1955 as Vol II—re (decision of the borough superintendent) under sections 7c, 7e, 7f, 7h, 7i of the zoning resolution, to permit in a manufacturing retail and residence use district the proposed change from garage for more than 5 cars and motor vehicle repair shop to garage for more than 5 motor vehicles, motor vehicle repair shop (no welding or spraying except incidental touch up painting and free parking for employees and patrons only.
PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: Commissioner Kleinert..... 1
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 14, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 1, 1955 after due notice by publication in the Bulletin; laid over to November 29, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, and Bay Ridge avenue are in manufacturing, retail and residence use, C area, class 1¼ height districts; 3rd avenue is in a retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 7, 1955 acting on Alt. Applic. 25-55, reads:

"4. Proposed change in occupancy from garage for more than 5 cars and motor vehicle repair shop to Garage for more than 5 motor vehicle and motor vehicle repair shop (no welding or spraying except incidental touch-up painting), and free parking of cars for patrons and employees only in premises partly in Retail, Manufacturing and Residence zones is contrary to Article II, Para. 3, Para. 4-A and Para. 6 of the zoning resolution.

Note—Premises were subject of Bd. of Standards and Appeals variance under Cal. 125-19-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 46 ft. 9 in. frontage and 74 ft. 9 in. rear, 190 ft. in depth, irregular, on which is a public garage of one story and class 3 construction (lot 56); that lot 34 is 69 ft. 10 in. front, 109 ft. 10 in. rear, 190 ft. in depth, irregular, vacant; that it is proposed to include in the existing garage permitted under Volume I, 46 ft. 9 in. front, 180 ft. deep, 13 ft. in height garage for more than five motor vehicles, motor vehicle repair shop, no welding or spraying except incidental touch-up painting, on lot 56, with free parking for employees and patrons on southerly part of lot 34; and

WHEREAS, the applicant states that the portion of the property within 100 ft. of 3rd avenue is in a retail district; that the portion of the property within 100 ft. of Bay Ridge avenue and west of the retail district is in a manufacturing use district and the remaining portion is in a residence use district; that the entire premises are in a class 1¼ height district and C area district; that on July 25, 1916 the portion of the property within 100 ft. of 3rd avenue was zoned business; that the portion fronting on Bay Ridge avenue, 100 ft. west of 3rd avenue was zoned unrestricted to the center line of the block and the remaining portion was in a residence use district; that these use designations remained effective until the publication of the use zoning map of 1947; that in the 1947 issue of the map, a fixture of 100 ft. is shown for the unrestricted district; that the present manufacturing and retail designations became effective on October 15, 1954; that there has been no change in the area or height designations since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that the subject premises consists of two adjoining tax lots; that lot 56 is an irregular parcel having a frontage of 46 ft. 9 in. on Bay Ridge avenue, a depth of 190 ft. and a rear lot line of 74 ft. 9 in. on which is constructed a one-story building 46 ft. 9 in. front and 180 ft. deep, irregular, used as a public garage for more than 5 cars and motor vehicle repair shop; that this building was erected under N.B. 2663-1919 which was issued after the Board had granted a variance under Calendar No. 125-19-BZ—Vol. I and was completed on October 18, 1919 and certificate of occupancy No. 4900 was issued on October 24, 1919 for "public garage" occupancy; that the remaining portion of the premises consists of an irregular parcel (lot 34) having a frontage of 69 ft. 10 in. on 68th street and a depth of 190 ft. and a rear lot line of 109 ft. 10 in.; that this portion of the premises is vacant and it is intended to exclude from this application the portion of the lot which is within 100 ft. of 68th street; that as to lot 56 the applicant states that on April 1, 1919 the Board, under Cal. No. 125-19-BZ granted a variance to permit the erection of a one-story public garage on a plot partly in an unrestricted and partly in a residence use district, at 267-269 Bay Ridge avenue, Block 5862, lot 56; that as to lot 34, the applicant states that on December 3, 1947 an application was filed under Cal. No. 1074-47-BZ to permit in a residence use district the parking and storage of more than five motor vehicles for a term of years at 260-266 68th street, block 5862, lot 34, and on July 20, 1948 the application was withdrawn; and

WHEREAS, the applicant states that it is proposed to change the occupancy from garage for more than five cars and motor vehicle repair shop (no welding or spraying except incidental touch-up painting), and to permit the free parking of cars for patrons and employees only, on the unbuilt portion of the premises; that the portion of lot 34 which fronts on 68th street, to a depth of 100 ft., is not included in this application and this excluded portion is to be fenced and landscaped and is not to be used in connection with the proposed occupancy for any purpose whatsoever; that no increase of the height or area of the existing building is sought; and

WHEREAS, the applicant contends that a grant of this application would do substantial justice in that it would benefit the owner and the public interest without adversely affecting anyone, while a denial would harm the owner and public interest without benefitting anyone; that there are no proposed structural changes in the existing garage and motor vehicle repair shop except the proposed entrance doorway

to the proposed lot to be used for free parking of customers' and employees' cars; that with relation to noise, odors and other manner of operation, the proposed motor vehicle repair shop incident to authorized automobile dealers' use is much less objectionable than the usual unrestricted motor vehicle repair shop; that automobile manufacturers customarily request or require authorized dealers, as here, to maintain automobile service station for repairing and servicing of autos sold by them; that Marathon Motors, Inc., the sub-tenant of the subject premises, is an authorized Buick dealer, maintaining new and used car showrooms at 6902 Fourth avenue; that the present repair shop facilities at the existing building (lot 56) are inadequate in that its space for repairing and for parking of patrons' cars awaiting service is insufficient in size to provide for efficient operation; that the use of the existing building for limited auto repairs (no welding or paint spraying, except incidental touch-up painting only) would not adversely affect the character of the neighborhood; that no new use of the existing building is proposed; that the present use set forth in the certificate of occupancy is public garage, but the actual use is and has been for public garage and motor vehicle repair shop, and it is desired to eliminate any ambiguity by including in the new certificate of occupancy specific permission to use the building as a repair shop for motor vehicles; that the use of the interior part of the present vacant lot (34) which adjoins the existing building for free parking of customers' and employees' cars will have no adverse effect upon the neighborhood; that no new curb cut entrances are proposed; that the only means of entrance to the parking area is by way of a proposed doorway from the existing building; that the use of part of the presently vacant lot for parking of customers' and employees' cars will benefit the neighborhood by reducing street parking in the vicinity; that the portion of the vacant lot fronting on 68th street to a depth of 100 ft. is excluded from this appeal; that it is proposed to erect a 5 ft. 6 in. high woven wire fence to replace the old wood fence on the 68th street frontage and a similar 5 ft. 6 in. high fence is proposed along a line 100 ft. distant and parallel with 68th street; that the portion of the lot not included in this appeal will be seeded and landscaped until such time as it may be developed for a conforming use; that the proposed arrangement will eliminate the present unsanitary conditions caused by the unauthorized dumping of refuse upon this portion of the lot; that the use of this portion of the subject premises for the conjunctive parking use will not interfere with the comfort of adjoining property owners as the proposed parking use will be limited to the hours of operation of the occupant of the existing building, which will be kept closed at night, Sundays and holidays; and

WHEREAS, the applicant states that the present owner has held title to lot 56 since September 9, 1953 and to lot 34 since May 21, 1954; that the assessed valuation of lot 34 is $15,000 and lot 56 $12,000 and of the building $25,000 making a total of $52,000; that the building was erected in 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions, including the non-use of part of lot 34 facing 68th street and the balance of the plot where unbuilt upon used for purposes proposed, namely the parking of cars belonging to employees and patrons of the garage and repairing in the existing garage building; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the use of the site as proposed, in conjunction with the garage and repair shop, for the parking of employees' and patrons' cars but no general public parking as proposed and as indicated on plans filed with this application, marked "Received May 24, 1955", 4 sheets, and "October 27, 1955", 1 sheet, *on condition* that all uses on such plot other than the garage use shall be removed and the plot leveled substantially to the grade of Bay Ridge avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all interior lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar fence shall be erected along the southerly lot line of the portion of lot 34 which faces 68th street not proposed to be occupied; that such portion of the lot facing 68th street shall have a similar fence as proposed on the side lot lines and street line of 68th street, with no opening to 68th street and shall be kept in clean condition and landscaped as proposed with suitable planting material and no use made thereof except a use conforming in a residence use district; that entrance to the plot herein permitted for parking shall be solely from the existing garage through the proposed new opening to be fitted with an overhead door not exceeding 10 feet in width; that the requirements of the resolution adopted by the Board under Cal. No. 125-19-BZ, Vol. I shall be complied with as to the existing garage, except for the additional door and use herein permitted; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i the existing garage building may also be used for motor vehicle repairing without welding or spraying, except touch-up painting as proposed, *on condition* that all repair work shall be carried on entirely within the garage and not on the open lot; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

86-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the change of use from shelter, outdoor garage, parking of more than 5 cars and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3 and 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Harry Mitchell.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 1, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 1, 1955 after due notice by publication in the Bulletin; laid over to November 29, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Flatbush avenue are in a business use, D area, class 1 height district; East 48th street is in a business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1955 acting on N.B. Applic. 245-55, reads:

> "1. Proposed change of use from, shelter and outdoor storage and parking of more than five cars and sale and display of used cars, to gasoline service station, lubritorium, auto repairs (hand tools only), car washing, utility room, work area, store, parking & storage of motor vehicles, in a business use zone, is contrary to Art. II,

Para. 4(a), Sub. Sec. 29 & 46, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 138 ft. 1¾ in. frontage by 170 ft. ¾ in., by 99 ft. 2⅛ in. in depth, presently vacant; that it is proposed to erect a gas station, lubritorium, auto repairs, car washing, utility room, work area, store, parking and storage of motor vehicles, said building to be 41 ft. 6 in. front, 48 ft. 9 in. in depth and 14 ft. in height; that the premises are now being used for shelter, outdoor storage and parking of more than five cars and sales and display of used cars; that this use was established under Alt. Applic. 3006-50 and certificate of occupancy No. 127513 was issued for said uses; that it is proposed to remove the present uses and secure a variance for a period of 15 years in order to erect a modern gasoline service station consisting of ten 550 gallon gasoline tanks and four dispensing pumps; that the contemplated building will be one story high, of class 3 construction, having a frontage of 41 ft. 6 in., a depth of 48 ft. 9 in., irregular, and contain the conjunctive uses of lubritorium, auto repairs, car wash, utility room, work area and store; that a portion of the open area will be used for parking and storage of motor vehicles; that the building will be modern in design and will do much to improve the appearance of the entire area; that Flatbush avenue is a heavily trafficked auto lane and as such the contemplated gas station will be entirely within keeping at this point; that the site is triangular in shape and lends itself to the proposal; and

WHEREAS, the applicant contends that the present gas station within the affected area in block 8488, lot 1, is a non-conforming use and was granted by the Board under Cal. No. 877-46-BZ, Vol. II; that Flatbush avenue at this point has not developed in any way that would warrant the erection of stores or any other conforming use on this site; that the land is high in assessed value and the only feasible way to develop the site is proposed so that the owner would receive an equitable return on his investment; and

WHEREAS, the applicant states that the present owner has held title to the property since October 16, 1952 and that the assessed valuation of land is $10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received April 20, 1955", 5 sheets, and "October 24, 1955", 1 sheet, *on condition* that all buildings and uses shall be removed from the site and the site leveled substantially to the grade of Flatbush avenue, and arranged and constructed as proposed on such plans; that the accessory building shall be located where shown and shall be of the design and arrangement indicated on such plans; that it shall be faced with face brick; that there shall be no cellar and in all other respects shall comply with the requirements of the Building Code; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of Flatbush avenue; that the number of gasoline storage tanks shall be limited to ten 550 gallon approved tanks; that along the rear lot line to the north from the accessory building to the Flatbush avenue building line there shall be erected a masonry wall not less than 2 ft. in height with iron picket fence thereon to a total height of 5 ft. 6 in.; that such fence may be reduced to a height of not less than 4 ft. 6 in. within 5 feet of the street building line; that a similar wall shall be erected as shown from the accessory building along the building line of East 48th street for a distance of approximately 30 feet; that curb cuts shall be limited to three to Flatbush avenue, each not over 30 feet in width, located where shown and one curb cut to East 48th street of similar width; that at the intersection of Flatbush avenue and East 48th street there shall be erected a block of concrete not less than 12 in. in height, extending for a distance of not less than 5 feet along either building line; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there shall be no windows in the northerly wall of the accessory building; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection within the intersection of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic paving; that under section 7i there may be motor vehicle repairing with hand tools only, for adjustments maintained solely within the accessory building; that there may be parking of cars, provided such parking does not interfere with the servicing of the station and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

399-40-BZ

APPLICANT—Marie Braun, owner.

SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, less than the required width and occupying a greater area of the lot than permitted.

PREMISES AFFECTED—942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard, Block 3659, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Frank C. Braun.

For Opposition: None.

For Administration: Samuel L. Beeker, Dep't of Housing and Buildings.

ACTION OF BOARD: Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative 0

THE RESOLUTION—

WHEREAS, on November 19, 1940 this application was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in an F area residence use district, the erection of a dwelling set back less than the required 15 ft., to be provided with side yards less than the required widths and to occupy a greater area of the lot than permitted, for a term of five years; and

WHEREAS, the term of variance was extended on November 13, 1945 and October 3, 1950; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, the zoning has been changed from an F area district to an FF area district; and

WHEREAS, this application was reopened on October 25, 1955 and set for hearing on November 29, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1955 acting on Alt. Applic. 779-39, reads:

"1. Provide a setback of 15'-0 as per 16-1 of the Z.R.

2. Provide side yard on each side of bldg. of at least 5'-0 as per Sec. 16(b) and Sec. 18 (4) of the Z.R.

3. Area of bldg. exceeds the permitted coverage as per 16-1 of Z.R.

4. The rear yard is less than reqd under 16-1 of the Z.R. These premises have been subject to a variance under Cal. 399-40-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 19, 1940, as thereafter amended by resolutions adopted through October 3, 1950, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

". . . *granted* for a term of five years under section 21 as to area, to permit within the "FF" zone the use of the premises as previously permitted *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; and that a new Certificate of Occupancy shall be obtained."

401-40-BZ

APPLICANT—Marie Braun, owner.

SUBJECT—Application reopened October 25, 1955 for consideration as to extension of term of variance and change of zone from F to FF district—re (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, 1 in. less than the width required.

PREMISES AFFECTED—946 Metcalf avenue, east side, 94.42 ft. south of Eastern boulevard, Block 3659, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Frank C. Braun.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD: Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on November 19, 1940 this application was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in an F area, residence use district, the erection of a dwelling, to be set back from the building line less than the required 15 ft., and to be provided with side yards one inch less than the width required; and

WHEREAS, the term of variance was extended on November 13, 1945 and October 3, 1950; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, the zoning has been changed from an F area district to an FF area district; and

WHEREAS, this application was reopened on October 25, 1955 and set for hearing on November 29, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1955 acting on Alt. Applic. 752-39, reads:

"1. Provide a set back of 15'-0 as per 16-1 of the Z.R.

2. Provide a side yard at each end of bldg. of at least 5'-0" as per Sec. 16b and 18(4) of the Z.R.

3. Area of bldg. exceeds the permitted coverage a per 16-1 of the Z.R.

4. The rear yard is less than req'd under Sec. 16-1 o the Z.R.

The premises have been subject to a variance unde Cal. 401-40-BZ."

Resolved, that the Board of Standards and Appeals doe hereby *amend* the resolution adopted on November 19, 1940 as thereafter amended by resolutions adopted through Oc tober 3, 1950, only so far as it refers to the term of the variance, so that as amended this portion of the resolutio shall read:

". . . *granted* for a term of five years under section 2 as to area, to permit within the "FF" zone the con tinuance of the use of the building previously as per mitted in the resolutions above cited; that the building shall not be increased in height or area and in all othe respects shall comply with all laws, rules and regulation applicable thereto; and a new Certificate of Occupancy obtained." (Alt. App. 752/39, decision dated October 1 1955.)

718-49-BZ—Vol. III

APPLICANT—Casper P. Colla, for Vincent Mastroianni owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II —re (decision of the borough superintendent) under sec tions 7c and 7i of the zoning resolution, to permit in business use district the change in occupancy from a mo tor vehicle repair shop (limited to repairs of cars sold o this property), and sale of used cars, to motor vehicl repairs, auto body and fender repairs, auto upholstery parking and storage of more than 5 cars.

PREMISES AFFECTED—2537-2549 86th street, nortl side, 300 ft. east of 25th avenue and 2016 Stillwell avenue Block 6860, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Casper P. Colla.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III o July 12, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application o November 1, 1955 after due notice by publication in th Bulletin; laid over to November 29, 1955, for inspectio and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning res olution show that the site, 86th street and Stillwell avenu are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated June 15, 1955 acting on Alt. Applic. 1381-55, reads:

"2. Proposed change in occupancy from motor vehicl repair shop limited to repairs of cars sold on this prop erty and sale of used cars to motor vehicle repairs, aut body and fender repair, auto upholstery, parking an storage of more than 5 motor vehicles in a Busines zone is contrary to Article II, Para. 4a, subsection 2 of the Zoning Resolution.

Note—Premises were subject of Bd. of Standards an Appeals variance under Cal. #718-49-BZ."

and

WHEREAS, the applicant states that the premises consist o a plot, 120 ft. frontage by 100 ft. in depth, irregular, o which there exists a one story building of class 3 construc tion, 60 ft. front, 50 ft. deep, 13.5 ft. in height; that it i proposed to use said premises for motor vehicle repairs, aut body and fender repairs, auto upholstery, parking and stor age of more than five cars; and

WHEREAS, the applicant further states that the plot has a frontage of 120 ft. on 86th street and approximately 12 ft. on Stillwell avenue and is at present improved with a 40 ft. by 24 ft. one story masonry building, situated on the northwest corner of the plot; that permission is requested to extend this building at the front 60 ft. by 26 ft., one story high, of masonry; that it is further proposed that the entire building, after extended, shall be used for body and fender repairs, auto repairs and auto upholstery; that it is also proposed to use the balance of the plot for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that the Board, acting on the original application Cal. No. 718-49-BZ, granted, on March 7, 1950 the erection and maintenance of a building to be used as a motor vehicle repair shop and to permit the balance of the plot to be used for sales space for used cars, affecting premises 2016 Stillwell avenue and 2537-2549 86th street, north side, 300 ft. east of 25th avenue, block 6860, lot 32; that the present owner obtained title to this property subsequent to the above grant; that an application was presented to the Board in behalf of this owner, for permission to reduce the size of the building from 60 ft. by 30 ft., as originally approved, to 40 ft. by 24 ft., and for an extension of one year to complete the proposed work; that this was granted on April 17, 1951; that work was completed and certificate of occupancy No. 133210 dated August 22, 1952 was obtained from the department of housing and buildings, which reads as follows: "Motor Vehicle Repair Shop limited to repairs of cars sold on this property and sale of used cars"; that the owner had contracted to sell part of the vacant portion of this plot and an application was made to the Board in behalf of the prospective purchaser who was named as lessee on the application; that the Board reopened this case on June 30, 1953 as Vol. II to permit in a business district the erection and maintenance of an automatic auto laundry as principal business, and office, affecting premises 2537-2549 86th street, north side, 97 ft. 3 in. west of Stillwell avenue and 2016 Stillwell avenue, block 6860, part of lot 32; that the action of the Board on March 2, 1954, acting on this application was—"Application withdrawn for applicant to submit amended proposal to include additional land", but no such revised application was filed; and

WHEREAS, the applicant contends that the site in question is situated on the north side of 86th street between Stillwell avenue and 25th avenue; that this site is flanked on the east by a triangular plot fronting on 86th street and on Stillwell avenue, which is improved with a gas station; that the property directly to the rear of the site is triangular in shape, fronts on Stillwell avenue and is vacant; that the property directly at the front (south side of 86th street) is vacant for a distance of 500 ft. except for several billboards and two small buildings located 26 ft. west of Stillwell avenue; that there are many non-conforming uses within the affected area; that at the intersection of 86th street and Stillwell avenue there are 3 gas stations, lumber and building material yards; that the B.M.T. elevated structure is on 86th street, which runs east and west in front of this site; that the proposed non-conforming use will be located between the gas station on the east and a car parking lot and garage on the west; that the neighborhood within the affected area is, in general, undesirable for improvement in accordance with a business use district; and

WHEREAS, the applicant states that the present owner has held title to the property since April 26, 1950; that the assessed valuation of land is $13,500 and of the building $5,200 making a total of $18,700; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 7, 1950, by adding thereto:

> "that in the event the owner desires to extend the building hereinbefore permitted by the addition of an extension one story in height, as proposed and as indicated on plans filed with this application marked "Received June 21, 1955", 3 sheets and "October 26, 1955", 1 sheet, such extension may be permitted of the design and arrangement indicated on such plans, and to permit the extension of use into the existing masonry building hereinbefore permitted, *on condition* that there shall be no windows in such extension on the lot line to the west; that such building shall have no cellar and in all other respects shall comply with the requirements of the Building Code; that other than as herein amended, the resolution above cited adopted March 7, 1950, shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

892-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of present uses of sales and display of new and used motor vehicles (not more than 5), sale of new and used auto parts, office, automobile wrecking and use of oxygen with combustible gas.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Bernie Osbrowski.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; laid over to November 1, 1955, at the request of an objector, applicant concurring; no further requests for adjournment; then to November 29, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Pitkin avenue and Redding street, are in residence and manufacturing use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 1, 1954 acting on Alt. Applic. 2186-54 and superseded by amendment to Alt. Applic. 2186-54 dated March 8, 1955, reads:

> "1. Proposed use of an existing sale and display of new and used motor vehicles (not more than five), sale of used auto parts and office, to include automobile wrecking and use of oxygen with a combustible gas, in a plot located partly within a residence use district and partly within a manufacturing use district, is contrary to Article II, Section 3, and Section 4-F of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 100 ft. in depth, on which are located several one story buildings of class 3 and class 4 construction; that the open area is being used for auto wrecking and sale of new and used auto parts; that it is proposed to secure a variance for a period of 15 years in order to maintain the present uses of sale and display of new and used motor vehicles (not more than five), sales of new and used auto parts, office, automobile wrecking and use of oxygen with a combustible gas; that the portion of the premises within 200 ft. of Redding street is in a manufacturing zone and the balance in a residence use district; that the entire premises is in a class D area district and Class 1 height district; that as of July 25, 1916 the entire premises was in a business use district and changed to business and residence on May 15, 1941, and received its present use des-

ignation on January 27, 1955; that all existing buildings were legalized under Alt. 1032-51 and certificate of occupancy No. 75494 was issued August 31, 1951; that fire department permit No. CB32875 for use of oxygen with a combustible gas expired on June 6, 1953; and

WHEREAS, the applicant contends that inasmuch as the premises have been in continuous operation since 1934 shows a proven need for this type of business; that there are many non-conforming uses within the affected area; block 11372, lots 80, 36, 66 and 67 contain gas stations and stores; block 11406, lot 32—gas station; block 11409, lot 10—motor vehicle repairs; that the site is completely enclosed with an 8 ft. chain link fence covered with metal; that landscaping has been provided along the building line to further enhance the appearance of the plot; that it is also proposed to limit the height of the wrecked material to 12 ft.; that although the property has been held under a corporation name since February 6, 1954 the same family has owned and operated this auto wrecking business since 1934; and

WHEREAS, the applicant states that the present owner has held title to the property since February 6, 1954; that the assessed valuation of land is $7,200 and of the building $3,800 making a total of $11,000; that the buildings were erected in 1934; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the owner also has an adjoining site on which there is a building for his junk business; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, to permit the extension of use into the more restricted area, as proposed and as indicated on plans filed with this application, marked "Received November 16, 1954", 2 sheets and "October 21, 1955", 1 sheet, *on condition* that the premises shall be leveled substantially to the grade of Pitkin avenue and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled where buildings do not exist; that there shall be erected on the interior lot lines a woven wire fence of the chain link type of the height indicated on such plans; that along the rear lot line abutting adjoining lot 28 there shall be erected a masonry wall not less than 5 ft. 6 in. in height; that along the present building line of Pitkin avenue there shall be a similar fence of the chain link type erected and maintained, covered on the exterior with sheet metal to the height proposed, namely 8 feet; that the opening to Pitkin avenue shall have gates approximately 10 feet wide of similar construction; that opposite such gate there may be a curb cut not over 15 ft. in width; that the use of the premises may be as proposed in addition to the existing sale and display of new and used motor vehicles, the sale of auto parts, including the wrecking of automobiles and the use of oxygen with combustible gas, subject to a permit issued by the fire commissioner; that all existing signs on the fences shall be removed and only such signs erected as herein permitted, namely a flat sign attached to the fence near the gate advertising the use which sign shall be not over 25 sq. ft. in area, shall not be illuminated, or extend beyond the building line; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that in all other respects than as modified by the Board this day by resolution adopted under Cal. 893-54-A, the buildings and uses shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six months from the date of this resolution and a new certificate obtained.

893-54-A

APPLICANT—Lama, Proskauer and Prober, for Cross Bay Realty Corp., owner.

SUBJECT—Application November 16, 1954—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—Pitkin avenue.

PREMISES AFFECTED—90-61 Pitkin avenue, north side, 109.08 ft. west of Redding street, Block 11372, Lot 46, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: .Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated November 1, 1954, on Alt. App. 2186/54 reads:

"2. Portion of premises in the bed of a mapped street is subject to Board of Standards and Appeals approval. Section 35 of the General City Law."

and

WHEREAS, the applicant states the premises consist of a lot 120 ft. front by 100 ft. in depth, located in a business and residence use, D area, Class 1 height district, upon which several one-story Class 3 and 4 constructed buildings were erected in 1934 and used and occupied since for the sales and display of new and used motor vehicles, sales of new and used auto parts, auto wrecking and use of oxygen with a combustible gas with an occupancy of two persons, for which Certificate of Occupancy Q75494 was issued August 31, 1951, upon completion of work under Alt. App. 1032/51, describing the premises as in a residence use district and occupied by a one-story 13 ft. high building of brick and frame construction, and limiting the use of premises to the sale and display of new and used motor vehicles (not more than five) and sale of new and used auto parts and office; and

WHEREAS, the applicant states that all the existing buildings were legalized under Alt. App. 1032/51 and Fire Department Permit #CB 32875 for use of oxygen with combustible gas expired on June 6, 1953; that part of the site occurs in the bed of Pitkin avenue but the city does not have title to this portion of the premises and no proceedings are pending to acquire such title; that no portions of any of the buildings exist in this widening area which is merely used to drive over to reach the mainpart of the site; and

WHEREAS, the applicant contends that since no condemnation award will be claimed for any improvement within that portion of the site now within the bed of Pitkin avenue, it is requested that this application be granted pursuant to the powers vested in the Board by Section 35 of the eneral City Law; and

WHEREAS, the certification of the topographical bureau on Alt. Applic. 2186-54 indicates that Pitkin avenue will be widened 5 ft. on the north side; and

WHEREAS, the premises were inspected by a committee of the Board in conjunction with Cal. No. 892-54-BZ and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on 2186/54, Objection No. 2, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted,* to permit a portion of the premises located in the bed of a mapped street to be occupied as proposed and as permitted by resolution adopted by the Board this day under Cal. 892-54-BZ, *on condition* that in the event such portion of the premises is acquired in condemnation by the city for the widening of Pitkin avenue, the fence on the present street building line shall be set back to the new building line and no claim for damages shall be made except for the value of the land itself so taken as determined by the court.

8-55-BZ

APPLICANT—David R. Dibner, for Hasag Realty Corp., owner (World Waste and Fibre Co., Inc., lessee).

SUBJECT—Application January 5, 1955—re (decision of the borough superintendent) under section 7e of the Zon-

ing resolution, to permit in a manufacturing use district the storage and baling of new fabric remnants and waste clippings.

PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: David R. Dibner and Harry Glass.

For Opposition: Maurice Goldberg, Dave Rich and Lou Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; then to November 29, 1955, for statement from applicant as to violations which are apparently now pending, including the sprinkler system; opening in floor, elevator, and intention as to maintaining premises for baled clean rags; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a manufacturing use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated December 9, 1954 acting on Alt. Applic. 1421-54, reads:

"1. Proposed use as "Storage & Baling of Fabric remnants & Waste" is contrary to Art. II Sec. 4F of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 21 ft. 6 in. frontage by 75 ft. in depth, on which is located a five story building of class 3 construction, 21 ft. 6 in. front, 70 ft. deep at floor level, 68 ft. in height, 75 ft. deep at street level; that it is proposed to maintain the use of said premises for the use of storage and baling of new fabric remnants; and

WHEREAS, the applicant further states that the name of the concern in question is, in a sense, misleading; the "waste" referred to in the title is not literally waste in the form of rags or junk, but is a trade term which refers purely to the end portions or clippings of pieces of material in manufacture, which are not usable in the particular garments being made; that it is made up entirely of all new material; that the term "fibre" refers to "garnetted fibres", which is the manufactured end product of the clippings; that the company is licensed by the bedding division of the New York State Labor Department and all material handled bears white labels, certifying that only new materials are used; that the material referred to seems to lie in a "shadowy" zone; that the Department of Housing and Buildings, as indicated by its objection, considers it to be the 'rags' prohibited under section 4-F; that on the other hand, the Department of Licenses differentiates between "new material" and "rags" and therefore takes the opposite point of view as indicated by letter from Commissioner of Licenses under date of November 8, 1954, submitted with this application; that since the distinction is so unclear to the City departments themselves, it would seem only fair to give the property owner the more favorable interpretation; and

WHEREAS, the applicant states that the present owner bought these premises less than two years after the zoning of the area was changed from unrestricted to manufacturing; that he acquired them from the Bohrer Transportation company which used them for a purpose in many respects similar to the purpose for which the present owner uses them, namely, storage, handling and shipping bales and bags of fabric remnants, waste, clippings and fibre in transit; and

WHEREAS, the attention of the Board is directed to Report No. 8409 of the City Planning Commission to the Board of Estimate under date of May 28, 1952, wherein the reasons for the change in zoning of this area were set forth, the second paragraph of which states:

"the proposed rezoning involves an extensive territory in the vicinity of City Hall which is generally developed with Federal, State and Municipal Courts and office buildings, private office and loft buildings and a number of industrial buildings and garages. Except for several parks, the territory is now zoned as an Unrestricted Use District in which the introduction of any use is permitted, insofar as zoning is concerned. It is evident that the development of this area with trades and industries that are noxious or offensive by reason of the emission of odor, smoke, gas and noise would seriously and adversely affect the value and utilization of the properties located therein and the rezoning now proposed is designed to protect and retain the governmental structures, the retail and wholesale trade centers and loft and office buildings that characterize present development."

and

WHEREAS, the applicant contends that the present use of the property is not noxious or offensive by reason of odor, dust, smoke, gas and noise as set forth by the Planning Commission; that furthermore, the property in question lies at almost the very outermost edge of the rezoned area and a variance in its use would in no wise adversely affect the central area to be protected; that for the foregoing reasons, it is requested that the Board grant this petition to permit present use of the premises to continue as a variance from the manufacturing use district now in effect in said area; and

WHEREAS, the applicant states that the present owner has held title to the property since April 7, 1954; that the assessed valuation of land is $21,000 and of the building $7,000 making a total of $28,000; that the building was erected in 1867; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant amended the basis of his application from Section 21 to Section 7, subdivision e; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received January 5, 1955", 4 sheets, and "October 21, 1955", 1 sheet, *on condition* that the building shall not be increased in height or area; that the sprinkler system shall be installed throughout the building and be in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that in the event the sprinkler system is not installed within six months from the date of this resolution, this variance shall lapse; that any openings in the floors shall be protected with approved hinged doors having fusible links; that the elevator shall be put in proper working order to the satisfaction of the borough superintendent; that the premises shall be used only for the storage and baling of new, clean clippings, remnants and shredded fibres; that any such material within the building unbaled shall not exceed one ton at any time; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

269-55-BZ

APPLICANT—Robert Gottlieb, for Leon Goldstein, owner.

SUBJECT—Application April 6, 1955—(decision of the borough superintendent) under section 7h of the zoning

resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars for a term of 5 years.

PREMISES AFFECTED—2107-2109 Prospect avenue, west side, 100.21 ft. north of East 180th street, Block 3096, Lot 33, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over to November 29, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 180th street are in a residence use, B area, class 1½ height district; Prospect avenue is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 14, 1955 acting on Alt. Applic. 195-55, reads:

"1. In a residence district the proposed "parking & storage of Motor Vehicles" is contrary to Sect. 3, Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60.18 ft. frontage by 100.3 ft. in depth, irregular, presently vacant; that it is proposed to fence in the property and use it for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the owner of this property conducts a glazing business at 753 East 180th street around the corner and needs this parking for the cars of his employees and for his small trucks when not in use; that he also intends to rent out parking space to car owners in the vicinity; that the lot accommodates about 17 cars; that the owner recently purchased this vacant plot for this purpose from the City of New York which foreclosed it and the adjoining property for non-payment of taxes; that the proposed parking lot would not in any way affect the neighborhood which is filled mainly by residences and old apartment houses without any facilities for auto parking; that the adjoining street (East 180th) is filled with business buildings and a bus line runs along the street; that there is definitely a shortage of parking space on that street; that the owner does not intend to do any loading or receiving on the proposed parking lot; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1955 and that the assessed valuation of land is $2,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Apepals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted*, under Section 7h, for a term of five years, to permit the premises, consisting of lots 33 and 34 in Block 3096 to be occupied for the parking and storage of motor vehicles, *on condition* that all buildings and uses on the premises shall be removed and that the premises shall be leveled substantially to the grade of Prospect avenue, except that in consideration of present conditions below grade, the plot may be leveled so that the grade shall be not more than 3 ft. 6 in. for the entire lot below the grade of Prospect avenue with a ramp as proposed; that the plot shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on all lot lines there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that in the fence along the lot line of Prospect avenue there shall be a gate not over 8 ft. in width of similar construction, with curb cut opposite not over 12 ft. in width; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

284-55-BZ

APPLICANT—Vito P. Battista, for Dora Heissenbuttel, owner.

SUBJECT—Aplication April 8, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—123 Bergen street, north side, 75 ft. west of Hoyt street, Block 194, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Aplicant: Fred Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this aplication on November 1, 1955 after due notice by publication in the Bulletin; laid over to November 29, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bergen street are in residence and local retail use, B area, class 1½ height districts; Hoyt street is in a local retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1955 acting on Alt. Applic. 689-55, reads:

"1. Proposed parking lot for motor vehicles located partly in a residence use district and partly in a local retail use district is contrary to Art. II sec. 3 & sec. 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, presently vacant; that there have been no changes in the height and area districts since 1916; that the use district was business from 1916 to November 19, 1946 at which time Hoyt street was changed to local retail for 100 ft. in depth and Bergen street was changed to residence and thus, half of the plot is in a residence district and half is in a local retail district; that it is proposed to use the vacant premises for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that no housing development is contemplated and and the area has not been set aside for rehabilitation; that the district does not warrant new stores and it is unsuitable and financially unfeasible for a residence, two family or apartment house; that for many years, since 1940, the owner has been unable to develop this plot for any conforming use that would be economically sound and this has placed a severe and increasing financial burden upon him; that the granting of this application for the temporary use would afford at least some measure of relief, in that it would enable the owner to meet his tax obligations and make a fair and reasonable return on his investment; that there is, obviously, serious need for off-street parking and storage in this neighborhood; that although the plot is only 50 ft. by 100 ft. it will provide for a limited amount of off-street parking and contribute towards reducing the present traffic congestion on this 60 ft. bus line street; that with parking on both sides, it narrows the street to two lane traffic; that any congestion or traffic block would prevent the timely arrival of emergency and fire apparatus and

create a safety problem and fire hazard; that it is proposed to remove the dilapidated board fence and replace it with a 5 ft. 6 in. chain link fence, clean and level off the plot and roll the plot with 3 in. of cinders; that only pleasure cars will be stored or parked; and

WHEREAS, the applicant states that the present owner has held title to the property since September 8, 1940 and that the assessed valuation of land is $6,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the premises are partly in a business use district where the use proposed could be lawfully permitted without a variance, and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the plot to be occupied as proposed for the parking and storage of motor vehicles, as indicated on plans filed with this application, marked "Received April 8, 1955", 3 sheets and "October 26, 1955", 1 sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of Bergen street and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on all lot lines there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that in such fence along the lot line of Bergen street there shall be a gate not over 8 ft. in width of similar construction, which gate shall remain closed when the parking lot is not in use; that opposite such gate may be a curb cut not over 12 ft. in width; that the sidewalks and curbing surrounding the premises shall be repaired or reconstructed to the satisfaction of the borough president; that such fences may be omitted where walls of adjoining buildings occur on the lot lines; that bumpers shall be installed along all interior and front lot lines for the protection of such fences and buildings; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

343-55-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Anthony Carlo, owners.

SUBJECT—Application April 29, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a building for restaurant use with parking and storage of motor vehicles on vacant portion of plot.

PREMISES AFFECTED—234-248 Withers street, and 134-144 Woodpoint road, southwest corner, Block 2875, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Beeker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1955 after due notice by publication in the Bulletin; laid over to November 29, 1955, for revised plans; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Woodpoint road are in a residence use, B area, class 1½ height district; Withers street is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 21, 1955 acting on N.B. Applic. 1567-54, reads:

> "1. The proposed construction of a building for restaurant use with parking and storage of motor vehicles on vacant portion of plot in a residence use district is contrary to the Zoning Res. Art. II Sec. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 132 ft. frontage by 75 ft. in depth, irregular, which is presently vacant, and being used as a parking lot; that it is proposed to erect a one story and cellar restaurant building of class 3 construction, being 55 ft. front on Woodpoint road, set back 4 ft. from the Woodpoint road building line, by 25 ft. in depth, 12 ft. 3 in. in height, to accommodate 67 persons and 4 employees; that it is also proposed that the balance of the lot be used as a parking lot, principally in conjunction with the restaurant use; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a business use district and on April 7, 1952 was changed to a residence district; that the height and area districts have not been changed and no zoning amendment relating to this property is pending at the present time; that the premises consist of an irregular plot, 96 ft. 11⅞ in. front on Woodpoint road and 132 ft. front on Withers street, vacant except for the parking of cars without a certificate of occupancy; and

WHEREAS, the applicant contends that the owners of the premises and their family are long time residents of this community; that their mother first acquired an interest in part of the premises about 40 years ago; that the present owners acquired part of the site by deed dated January 17, 1946 from a third party, part from their mother by deeds dated November 9, 1946 and the balance by deed dated January 8, 1947 from The City of New York upon action of the Board of Estimate releasing rights to part of Woodpoint road; that the entire site was assembled by the present owners more than five years previous to the change of use district designation from business to residence on April 7, 1952; that at any time during said period the owner could have erected the proposed building and conducted the proposed restaurant business and be in conformance with the zoning resolution; that the owners first engaged the service of their present architect in 1947 for the purpose of erecting the proposed restaurant building; that both owners were honorably discharged from military service in 1945 and assembled the property, as aforesaid, for this purpose; that the plans were never filed with the department of housing and buildings and the use district was changed on April 7, 1952; that submitted with this application are the affidavits of both owners; that it is their intention to personally conduct the proposed business; that the neighborhood is an old one and there are many non-conforming uses within the area affected by this appeal; that the change of zone resulted after the erection of a New York City housing project along Kingsland avenue; that however, the principal business character of Woodpoint road was established long prior to the change of zone; that it is proposed that the restaurant front on Woodpoint road; that there is a gas station at 101-13 Woodpoint road, a used car lot at 152-164 Woodpoint road, a parking lot at 181-89 Woodpoint road, a restaurant at 165 Woodpoint road and many other business uses along this street; that the building will be of an attractive modern design and the proposed restaurant use will be in conformance with the uses of the area and is of a desirable character in this community and will provide a needed and necessary service; that it is proposed to have the parking principally for the restaurant patrons; that there is inadequate off street parking facilities in the near vicinity and an absence of private garages; that the owners of this property and their neighbors have parked their cars on these premises for many years prior to the change of zone; that the parking, in addition to the accessory restaurant use, will be non-transient and will provide needed off street parking facilities; and

WHEREAS, the applicant states that the present owner has

held title to the property since November 9, 1946 and that the assessed valuation of land is $3,100; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the matter having been laid over for revised plans but instead of filing revised plans the applicant has requested that the Board give further consideration to the plans, as filed, with the statement that the building will be set back four feet from the building line of Woodpoint road, as proposed, that the opening in the building shall be at that point, four feet back from Woodpoint road so that servicing, as the owner says, of ice cream can be through such window to people along the street; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and h to permit the use of the premises for a term of ten years, substantially as proposed and as indicated on plans filed with this application marked, "Received April 29, 1955" (4 sheets), *on condition* that all buildings and uses on the premises shall be removed and the premises shall be constructed and arranged substantially as shown on such plans; that along the building line of Woodpoint road there shall be maintained an iron railing for a distance of approximately four feet in front of such window having a movable panel; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that the balance of the premises where proposed to be unbuilt upon shall be levelled substantially to the grade of Withers street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that along the building lines to the northwest and south and to the east from the accessory building to Withers street there shall be erected a woven wire fence of the chain link type not less than five feet six inches in height; and that there may be a curb cut from Withers street not over ten feet width; that the opening in the fence shall be fitted with a gate which shall be normally closed when the parking lot is not in operation; that there may also be a similar opening in the fence from Woodpoint road, where shown, similarly fitted with a gate and with curb cut opposite each such opening not exceeding ten feet in width; that signs shall be restricted to a sign attached to the building, complying with the requirements, excluding any roof sign, and a sign attached to the fence at each opening, each such sign not to exceed 25 sq. ft. in area; that the sign attached to the fence shall not extend beyond the building line and shall not be illuminated; advertising only the parking use and such other wording as may be required by the Commissioner of Licenses; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 29, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

493-54-A

APPLICANT—Kadel, Wilson and Potts, for One-Forty-Two West 23rd Street Corp., owner.

SUBJECT—Application June 10, 1954—re Appeal from an order and a decision of the fire commissioner—re provide 4" fuel oil storage concrete jacket for fuel oil storage tank.

PREMISES AFFECTED—142 West 23rd street, south side, 350.2 ft. east of 7th avenue, Block 798, Lot 66, Borough of Manhattan.

APPEARANCES—

For Applicant: Helen Schron.

For Administration: Lieut. John P. Manfredi, Fire Dep't

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .....

Negative: .....

THE RESOLUTION—

WHEREAS, Order No. 95214LC issued by the Fire Commissioner April 1, 1953 and repeated in a decision of the Fire Commissioner dated May 27, 1954, reads:

"6. Provide 4" reinforced concrete jacket for fuel oil storage tank as per approved plan #1693/52. Cinder block jacket not permitted."

and

WHEREAS, the applicant states that the building is 4 stories and basement, 56 ft. in height, 25 ft. front by 50 ft. 6 in. in depth, of class 3 construction, erected 1889, located in an unrestricted use, B area, class 2 height district and used and occupied since 1889; cellar—boiler room and storage; basement—stores; 1st floor—office and factory; 2nd floor—office 3rd floor—1 apartment; 4th floor—1 apartment; that no change in use or occupancy is now proposed; that the building is provided with one interior wood stairs enclosed in fire retarded partitions, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street, and one fire escape at the rear extending to roof by stair and to yard by stair; that egress from the lower termination of the fire escape at the rear was accepted by the Board February 23, 1926 under Cal. No. 1095-25-S, through an opening in the fence to the yard of 144 West 23rd street as long as both properties remain in single ownership and the occupancy does not exceed 25 persons above the 1st story; and

WHEREAS, the applicant states that the 1080 fuel oil storage tank was installed as follows: a 4 in. cinder block jacket was built around the fuel oil storage tank and thereafter a continuous jacket of not less than 4 in. of portland cement concrete reinforced with not less than 20 gauge steel wire cloth, 2 x 2 mesh, 4 in. beyond the horizontal outline of the tank in all directions, with weep holes along the bottom 1 in. in diameter, not more than 3 ft. on centers, was provided; that this work was done in conformity with section 6.1.2 of rule 6 of the Oil Burner Rules of the Board and provides the same or better protection than that required by that section; and

WHEREAS, the applicant contends that the work done is in conformity with the Oil Burner Rules of the Board and that if the Board finds that work is not in strict conformance with the rules, it is requested that it be accepted as compliance with the spirit and intent of the rule; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the variance be granted as to this one particular installation, as the enclosure is presumably adequate even though not in accordance with the requirements of the Oil Burner Rules of the Board.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #95214 LC, Objection 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the continuance of the present nonconforming enclosure around the existing oil storage tank, *on condition* that the tank shall not be increased in size; that this variance shall continue only so long as existing conditions remain as indicated on plans filed with this appeal marked "Received September 7, 1955", (1 sheet).

794-54-A

APPLICANT—Julius S. Rapson, for Joseph Sackowski, owner.

SUBJECT—Application for consideration—reopening as to amendment as to extension of building—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—46-04 Marathon parkway, west side, 384.89 ft. and 334.96 ft. south of Northern boulevard Block 8215, Lot 57, Douglaston, Borough of Queens.

MINUTES

APPEARANCES—
For Applicant: Julius S. Rapson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this appeal was granted by the Board on February 15, 1955, certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution; and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1955 by adding thereto:
"that in the event the owner desires to extend the occupancy to the unfinished attic by constructing a room and another bathroom as passed on by the Borough Superintendent under NB 2353/54, Objection dated October 28, 1955, such extension may be permitted provided that the requirements of the resolution cited above adopted February 15, 1955 are complied with; and that the building is continued as a one-family dwelling.

824-54-A

APPLICANT—Recordak Corp., for 1334 York Avenue Inc., owner (Benenson Realty Corp., lessee).
SUBJECT—Appeal filed October 20, 1954—from an order and decision of the fire commissioner—re sprinkler in cabinets (storage of film).
PREMISES AFFECTED—1334-1352 York avenue, south side, from East 71st to East 72nd streets, Block 1483, Lots 1, 6, 8 and 45, Borough of Manhattan.
APPEARANCES—
For Applicant: C. E. Hinds.
For Administration: Lieut. John P. Manfredi, Fire Dept.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, Order No. 4859-4 issued by the fire commissioner August 10, 1954, reads:
"Film
Gentlemen:
Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.
1. Provide a sprinkler in the cabinets."
and
WHEREAS, said order of the Fire Commissioner was repeated in a decision of the Fire Commissioner dated September 20, 1954; and
WHEREAS, the applicant states the building is 4 stories, 57 ft. 2 in. in height, 204 ft. 4 in. front by 198 ft. in depth of fireproof construction erected 1922, located on a lot 204 ft. 4 in. front by 198 ft. in depth now in a business and residence use, A area, Class 2 height district and used and occupied since 1949: basement—shipping and storage, 40 persons; 1st floor—shipping and storage, 70 persons; 2nd floor—offices, camera repairs and dining room, 140 persons; 3rd floor—office, carpenter and machine shop and dark room, 150 persons; no change in use or occupancy is now proposed; the building is provided with an approved standpipe system and approved two-source sprinkler system throughout; three interior fireproof stairs from roof bulkhead direct to street; and
WHEREAS, Certificate of Occupancy #4556 was issued April 1, 1922 permitting the use of the building as a factory building throughout with an occupancy of 40 persons on the first floor, 450 on the second, 640 on the third and 500 on the fourth floor, with live loads of 180 lbs. per sq. ft. throughout; and
WHEREAS, the applicant states that the amount of film stored in the film vault varies between eight and ten million feet; and
WHEREAS, the applicant contends that to be required to comply with the requirements of the order of the Fire Commissioner would constitute an appreciable hardship as the fire hazard of the material is not as great as that of an equivalent amount of paper for which sprinkler protection inside cabinets is not required; that the film handled is solely for record purposes and not for motion pictures; that all of the film is safety base film; that it is felt that the film should be stored in a manner comparable with the storage of 16 mm safety base motion picture film in schools, libraries and places of public assembly where no special protection is required; that the film is of the same type except that it is 35 mm instead of 16 mm and its perforation resembles those of 35 mm motion picture film; that in actual exposure to fire the edges of rolled up film melt and stick together preventing unrolling and the material can then be burned only with difficulty; that the hazard in this type of film is actually much less than in paper storage; that the orders of the Fire Commissioner do not apply to similar material in 16 mm width and it is therefore assumed that any possible hazard relates to the accidental inclusion of obselete cellulose nitrate motion picture film in the storage; that as the business of the Recordak Corp. is solely in the use of the film for still pictures and of material for record purposes the accidental inclusion of inflammable cellulose nitrate film in this storage is virtually impossible; and
WHEREAS, the applicant states that the Underwriters Labratories Inc. describes Recordak safety film as of the slow burning type and states that the hazard in its use and storage is small being somewhat less than the hazard presented by common newsprint paper in the same form and quantity; and
WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.
Resolved, that the decision of the Fire Commissioner, as expressed in Order #4859-4, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuance of the storage of safety film in the steel cabinets as proposed and as indicated on plans filed with this appeal, marked "Received September 23, 1955 (3 sheets), and "October 20, 1954" (1 sheet), *on condition* that in all other respects the installation shall be maintained to the satisfaction of the Fire Commissioner; that nothing but safety film shall be stored within such cabinets; that the window at the rear opening on the court shall be made permanently fixed; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

447-55-A

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re fire escape; exit.
PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.
APPEARANCES—
For Applicant: Theo. Jung.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 11, 1955, on B.N. App. 534/55, reads:

"1. Proposed rear fire escape for factory leading to outside balcony stairs of theatre would violate Sect. C26-717 of bldg. code.

2. The use of court and passageway as egress from fire escape of factory is contrary to C26-731.0 (12-10-2.3 (c))."

and

WHEREAS, the applicant states the building is 4 stories, 59 feet in height, 56 ft. 8 in. by 74 ft. 8 in. in area as 1st floor, 56 ft. 8 in. by 36 ft. and 62 ft. in area at typical floor, of Class 3 construction, erected prior to 1913 on a lot 56 ft. 8 in. front by 74 ft. 8 in. deep, in a restricted retail and business use, B area, Class 2 height district; used and occupied since prior to 1913: Basement—boiler room, coal room, storage and motor room; 1st floor—store, building entrance, theatre lobby and theatre exit, 3 persons; 2nd, 3d and 4th floors—factory, 40 persons—now vacant; for which Certificate of Occupancy #820 was issued May 13, 1919. The building is now proposed to be used and occupied without change except that the presently vacant factory space on the 2nd, 3d and 4th floors will be used for manufacturing with an occupancy of 40 persons per floor. The building is provided with one interior 3 ft. 8 in. wide steel stairs, enclosed in partitions of brick and metal lath with cement plaster, equipped with kalamein, self-closing doors and extending from roof bulkhead direct to street and it is proposed to be provided with one fire escape located in the court, leading to roof by ladder with egress from lowest termination connecting to existing fire escape and passage exiting from the theatre adjoining; and

WHEREAS, the applicant states the type of manufacturing proposed will be limited to that permitted in a business use district by the zoning resolution and that no portion of the building will be used for any type of manufacturing requiring the use of combustible materials; and

WHEREAS, the applicant states that in 1935 Smith street was widened and the street wall of building set back to its present position and the height of building reduced from five to 4 stories; that the existing interior wood stairs was removed and replaced with a 3 ft. 8 in. wide steel stair with cement treads and landings, enclosed in fire-retarded partitions consisting of metal lath and 2 in. cement plaster and a 16 in. brick exterior wall on one side; that the stair enclosure at each floor is equipped with 3'-8" fireproof, self-closing doors; that interior stair leads from roof bulkhead direct to the street; that it is now proposed to provide a second means of egress as required by Section 271 of the Labor Law by installing a fire escape at the rear of the building connecting with the west fire escape stair of the theatre portion at the 2nd floor only so as to provide a safe exit condition and be less hazardous at the lowest termination of the proposed fire escape if a counterbalanced ladder were installed as permitted by the Labor Law; that the termination of the theatre fire escape is by fireproof passageway leading through the first story of 17-21 Smith street; and

WHEREAS, the applicant contends that the proposed fire escape is the best location since it will provide for a second means of egress as remote as possible from the primary means of egress; that the actual area of 2nd floor is only 1750 sq. ft. and of the 3d and 4th floors only 1900 sq. ft. each; that the present steel stair alone has an exit capacity adequate for the total occupancy of 40 persons per story as permitted by the existing certificate of occupancy; and

WHEREAS, the applicant states that the existing theatre fire escape to which it is proposed to connect the proposed factory exit fire escape is 5 ft. 6 in. wide and is capable of carrying over 2500 persons; that this fire escape is required only to accommodate 735 persons, being half of the total capacity of the theatre balcony with which it connects; that the additional load on this fire escape by reason of the proposed connection with the Labor Law fire escape would be merely 40 persons per story or a total of 120 persons, which is negligible when compared to the excess capacity of existing fire escape; and

WHEREAS, the applicant contends that since the factory portion of the building which is separated from the theatre portion by a fireproof wall contains part of the theatre exit facilities and is essentially the same building, that the connection of fire escapes from different portions of the building is less objectionable than the exits permitted by Section C26-731.0 of the Administrative Building Code under which a passage or court may be used in common by two or more auditoriums; and

WHEREAS, the applicant therefore requests that the Board grant a variance so as to permit the construction of the fire escape at the rear of the factory building as indicated on plans filed herewith, inasmuch as the exits from the west side of the theatre building are through the factory building and both buildings are under the same ownership, management and control and cannot be separated; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on B.N. App. 534/55, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the existing rear fire escape on the theatre to be used also as a secondary exit from the factory, including the use of passageway from such fire escape, all as indicated on plans filed with this appeal, marked "Received May 27, 1955" (10 sheets); that this variance shall continue only so long as both buildings are under the same ownership, management and control and are not structurally separated.

620-45-A—Vol. II

APPLICANT—Rabbi Hirsch Zaks, for Rabbinical Academy and Yeshivagh High School, owner.

SUBJECT—Application for consideration—reopening as to new use and extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—346 West 89th street and 170 Riverside drive, northeast corner, Block 1250, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Rabbi Hirsch Zaks, Emerich Feigelstock and Mendel Zaks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

642-51-A—Vol. II

APPLICANT—M. Martin Elkind, for DeKalb Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider revised proposal—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—1064-1066 DeKalb avenue, south side, 200 ft. west of Reid avenue and 563-567 Kosciusko street, Block 1603, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume II subject to the regular procedure to consider a revised proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

904-54-A

APPLICANT—Marvin M. Bressler, for Halstead Realty Corp., owner (Arista Novelty Printing Co., lessee).
SUBJECT—Application November 22, 1954—Appeal from orders and a decision of the fire commissioner.
PREMISES AFFECTED—105 Bleecker street, northeast corner of Greene street, Block 533, Lot 39, Borough of Manhattan.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
ACTION OF BOARD—Appeal withdrawn at the request of the applicant.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owner.
SUBJECT—Application November 29, 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.
PREMISES AFFECTED—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph Luca.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over; date to be set and further inspection to be made after the Board has been advised by the applicant that exits comply with the requirements and the rear yard is cleaned up, the building removed and housekeeping conditions throughout the building materially improved.
These premises were inspected by a committee of the Board which found that the exits previously made to comply with the requirements as then lawful prior to amendment of the law, consisting of a wooden stairway up through the building and secondary exits consisting of fire escapes opening into a U-shaped court at the rear from which exit can be had through the cellar of the building by stairs to the street; that in the rear yard a building had been erected which was not shown on the plans and the committee recommends that before the Board takes any action, that the rear yard be cleaned up because there is a lot of second-hand machinery in the lot, and the building, which should be removed and the housekeeping conditions throughout the building should be materially improved; that after this work has been done, and the Board is so advised by the applicant, there will be a further inspection.

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.
SUBJECT—Application December 27, 1954—Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.
APPEARANCES—
For Applicant: Sidney Daub.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 2 P.M., for inspection and decision; hearing closed.

124-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application February 10, 1955—Appeal from a decision of the fire commissioner—relating to the use of a heating device not of a type approved by the Board.
PREMISES AFFECTED—South side of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.
APPEARANCES—
For Applicant: Gerald D. Roth, L. E. Wilcox, E. W. Zaunmiller, V. M. Michals and J. W. Pike.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to December 13, 1955, at 2 P.M., for inspection and decision; hearing closed.

241-55-A

APPLICANT—DeRose and Cavalieri, for Tomasina Porcelli, owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent—re construction and exits.
PREMISES AFFECTED—2473 Hughes avenue, west side, 100 ft. south of East 189th street, Block 3077, Lot 39, Borough of The Bronx.
APPEARANCES—
For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 2 P.M., for inspection and decision; hearing closed.

310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—Appeal from a decision of the fire commissioner—relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.
APPEARANCES—
For Applicant: Gerald D. Roth, L. E. Wilcox, E. W. Zaunmiller, V. M. Michals and J. W. Pike.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to December 13, 1955, at 2 P.M., for inspection and decision; hearing closed.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.
PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.
APPEARANCES—
For Applicant: Noah N. Sherman, Samuel J. B. Wolk, Alfred Weisstein and Joseph Lau.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 2 P.M., for further inspection and decision; hearing previously closed.

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.
SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.
PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.
APPEARANCES—
For Applicant: L. Davidson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 2 P.M., for inspection and decision; hearing closed.

789-55-A

APPLICANT—Columbia Pictures Corp., lessee, for Frezard Corp., owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent—re removal of sprinkler heads and pipes.
PREMISES AFFECTED—711 5th avenue, northeast corner of East 55th street, Block 1291, Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: Lawrence C. Gibbs, David H. Horowitz, Harry J. Takiff, George F. Schultz, Kenneth Ripnen, Fred R. Van Elten, E. C. De Van, J. Cleary and D. E. Carr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 13, 1955, at 2 P.M., for inspection and decision; hearing closed.

11-33-BZ—Vol. I

APPLICANT—Richmond Boro Home Sites Corp., owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, for a term of five years, permitting in a business use district, the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—2485 Hylan boulevard, northwest corner of New Dorp lane, Block 3649, part of Lot 1, New Dorp, Borough of Richmond.
APPEARANCES—
For Applicant: Max Bache.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. I, on May 2, 1933, on certain conditions; and
WHEREAS, a request for a further amendment of the resolution to permit the extension of existing office and accessory building to include a lubritorium was denied by the Board as Vol. II, on October 2, 1945; and
WHEREAS, the resolution was amended from time to time and last amended on July 15, 1947; and
WHEREAS, the term of variance was extended from time to time and last extended on February 27, 1951; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 2, 1933, as thereafter *amended* by resolutions adopted through February 27, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
"... *granted* under Section 7, subdivisions f and i for a term of ten years from the date of this *amended* resolution, to permit——; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 38/44.) (N.B. App. 851/32.)

81-35-BZ—Vol. III

APPLICANT—Larry Meltzer, for William Gold, owner.
SUBJECT—Application for consideration—reopening as to an extension of time to complete and to obtain a certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 7i of the zoning resolution, permitting in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto showroom and store, shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstering and auto heater service station and the parking and storage of more than five motor vehicles and sale and display of new and used cars, to auto showroom, auto parts, motor vehicle repair shop and permitting the extension into residence use district of sale and display of new and used cars, and the parking and storage of motor vehicles.
PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner, Block 7867, Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: William Gold.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. III, on December 21, 1954, on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 21, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and that additional time is required to obtain a Certificate of Occupancy, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2951/53.)

777-46-BZ

APPLICANT—Paul Friedman, for Errera Bros., owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the manufacturing of wearing apparel for a stated term of years.
PREMISES AFFECTED—62 Tompkins avenue, west side, 75 ft. north of Floyd street, Block 1739, Lot 42, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on December 10, 1946, certain conditions; and
WHEREAS, the term of variance was extended on December 7, 1948 and November 14, 1950; and
WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1946, as thereafter *amended* by resolutions adopted through November 14, 1950 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
"... *granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the

resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2362/46.)

794-52-BZ—Vol. II

APPLICANT—Goldwater & Flynn, for Samuel Katz, owner.

SUBJECT—Application for consideration—reopening as to an amendment as to revised plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 21 of the zoning resolution, permitting in a business use D area district, the erection and maintenance of a one-story and mezzanine structure to be used as an automobile showroom sales and service agency (for a franchised automobile dealer) storage garage, motor vehicle repair shop, parts department and office, using more than the area permitted.

PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street, Block 6309, Lot 23, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Louis R. Colman and Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 26, 1955, on certain conditions; and

WHEREAS, the resolution was amended on June 7, 1955; and

WHEREAS, the applicant requested a further amendment to the resolution; and

WHEREAS, this was laid over for the applicant to file revised plans and such revised plans have been filed and examined by the Board; the main point being that the ramp has now been located so that there is at least ten feet at the top of the ramp between that point and the building line which will be level.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955, as thereafter amended by resolution adopted June 7, 1955, and further amended by adding thereto:

"that in the event the owner desires to change the design and arrangement of the building hereinbefore permitted that such arrangement may be in accordance with the revised plans marked, "Received November 28, 1955" (3 sheets) *on condition* that the resolutions above cited shall be complied with where not inconsistent with these revised plans." (N.B. 4218/54.)

-53-BZ

PLICANT—Charles B. Merers Associates, for Beth real Hospital Association, owner.

BJECT—Application for consideration—reopening as to xtension of time to complete—re Application (decision the borough superintendent); previously granted on ndition, under section 21 of the zoning resolution, permitting in a residence use B area and 1½ times height strict, the extension in height of an existing building nospital) without the required set-back.

EMISES AFFECTED—10 Livingston place, east side, om East 16th to East 17th streets, 321 East 16th street id 330-352 East 17th street, Block 922, Lot 46, Borough Manhattan.

PEARANCES—

or Applicant: Louis V. Viola and Morris Hyshiner.

or Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 15, 1953, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 21, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 15, 1953, as thereafter *amended* by resolution adopted on September 21, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1794/52 disapproved November 17, 1955.)

665-53-BZ

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete and amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street, Block 6087, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time to complete work extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, certain conditions; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on April 20, 1954 only so far as it refers to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution; and also to *amend* the resolution as to the sprinkler system which was proposed to be installed in the cellar by the owner, so that as *amended* this portion of the resolution shall read: 'that the sprinkler system proposed by the owner to be installed in the cellar may be omitted provided the requirements of the resolution above cited adopted by the Board on April 20, 1954 and as *amended* this day are complied with; and that the building is not increased in height or area and is used for the use as proposed.'" (Alt. 3154/53.)

MINUTES

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application for consideration—reopening for consideration therewith—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street, Block 6087, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, certain conditions; and

WHEREAS, the resolution was amended on July 13, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954 as thereafter *amended* by resolution adopted July 13, 1954 by adding thereto:

"that the sprinkler system in the cellar, hereinbefore proposed by the applicant, may be omitted as set forth in the resolution adopted this day under Cal. No. 665-53-BZ."

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7h and 21 of the zoning resolution, permitting in a residence use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the erection of a two-story dwelling, constituting the erection of two buildings on one lot and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 1946-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 23, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 23, 1955, only so far as it refers to the facing of the masonry retaining wall as shown on revised plans marked, "Received November 17, 1955" (one sheet), so that as *amended* this portion of the resolution shall read:

"that on such retaining wall there shall be erected a steel picket fence above to a total height of not less than five feet six inches above grade at the rear; and that in all other respects the requirements of the resolution above cited shall be complied with." (NB App. 2153/54, as disapproved October 24, 1953.)

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, new owner, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 21 of the zoning resolution to permit in a business use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2269-81 8th avenue, 301 West 122nd street, 252-42 St. Nicholas avenue, northwest corner, Block 1949, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

173-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Pasamo Realty Corp., owner. d/b/a United Kosher Provisions Co.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use, C area district, the extension to existing meat packing plant, using more than the area permitted.

PREMISES AFFECTED—1690-92 Pacific street, south side, 75 ft. east of Schenectady avenue, Block 1342, Lots 12 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

263-51-BZ—Vol. II

APPLICANT—Lama,. Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sales and storage of accessories, motor vehicle repair shop, boiler room and office.

PREMISES AFFECTED—2003-13 Rockaway parkway, 9705-11 Sea View avenue, northeast corner, Block 8300, Lot 8 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal subject to the regular procedure.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

309-46-SA
APPLICANT—Wayne Home Equipment Company, Inc., owner.
SUBJECT—Application for consideration—reopening as to report as to additional names under which marketed—re Wayne Oil Burner, Model O; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for report as to additional names under which the product is to be marketed.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

556-50-SM
APPLICANT—United States Gypsum Co., owner-manufacturer.
SUBJECT—Application for consideration—reopening as for test and report as to change in design of product—re USG Trussteel Studs; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for report as to change in design of product.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

812-52-SM—Vol. II
APPLICANT—Duffy Concrete Products, Inc. owner-manufacturer.
SUBJECT—Application for consideration—reopening as Vol. II to consider test and report and approval of planks for floors formerly considered only for roof use—re Duffon Concrete Plank; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened as Volume II, for test and approval of planks for floors, formerly considered only for roof use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

216-52-SM
APPLICANT—National Gypsum Co., owner.
SUBJECT—Application March 19, 1952—Gold Bond Lathing Accessories, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application withdrawn at the request of the applicant who states that they are changing the method of manufacturing and no longer require the approval of the application.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 20, 1955, as they appeared in Bulletin No. 39, Vol. 40, are hereby corrected to read as follows:

443-55-SM
APPLICANT—F. E. Schundler and Co., Inc., owner (William A. Burr, Agent).
SUBJECT—Application May 23, 1955—Schundler Acoustical Perlite Tile (fire resistant acoustical material), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert, and Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 443-55-SM
Subject: Schundler Acoustical Perlite Tile, approval of.
F. E. Schundler and Company, Inc., Joliet, Illinois, filed May 23, 1955 an application with the Board of Standards and Appeals for approval of the material known as Schundler Acoustical Perlite Tile under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

Purpose

The material is an incombustible acoustical tile.

Description

The basic material of the tile is "Perlite" which is defined under C26-113.0 as an acid, igneous, glassy rock of the composition of obsidian, expanded by heating and divided into small spherical bodies by the tension developed by its contraction on cooling. This basic material is sized and graded and mixed with mineral binder and filler. This mix is then placed in trays where the top surface is screeded to produce fissures. The molded product is then dried, planed down, cut to size, kerfed, beveled and offset.

Inspection and Test

Sample tiles were tested in accordance with the requirements of Federal Specification SS-A-118a at Manhatttan College in the presence of Asst. Engr. J. A. Darts Committee on Test and W. Burr representing the applicant. There was no flaming of glow in the panel during or after the test.
The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the Committee on Test recommends the approval of the Schundler Acoustical Perlite Tile as manufactured by the F. E. Schundler and Co., as described herein for use in New York City as an approved mechanical suspension system on condition that each carton in which the tile is marketed shall be stamped, marked or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 443-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

---

*Correction—Manufacturer's name corrected, under the heading of *Recommendation* in the report of the Committee on Test.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

52.05
EW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | December 13, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 50

DIRECTORY
BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, December 6, 1955, Affecting Calendar Numbers 19-26-BZ—Vol. V, 154-35-BZ—Vol. II, 80-55-A, 206-47-BZ—Vol. II, 905-53-BZ—Vol. II, 514-54-BZ, 869-54-BZ, 139-55-BZ, 140-55-A, 163-55-BZ, 184-55-BZ, 301-55-BZ, 302-55-BZ, 342-55-BZ, 425-55-BZ, 440-55-BZ, 575-55-BZ, 483-37-BZ—Vol. II, 529-47-BZ—Vol. II, 811-52-BZ—Vol. III, 539-55-A, 84-53-BZ, 831-54-BZ, 174-55-BZ and 641-55-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, December 6, 1955, Affecting Calendar Numbers 632-54-A—Vol. II, 986-54-A, 868-55-A, 603-38-A—Vol. III, 147-49-A—Vol. II, 255-54-A, 527-55-A, 1339-27-BZ—Vol. III, 801-41-BZ, 173-54-BZ, 288-54-BZ, 739-39-BZ—Vol. II, 596-42-BZ—Vol. IV, 94-47-BZ—Vol. II, 165-48-BZ—Vol. IV, 317-51-BZ—Vol. II, 486-39-SM—Vol. II, 364-44-SM—Vol. II, 644-51-SM, 847-51-SA, 143-45-SA, 860-50-SA, 861-50-SA and 227-41-A—Vol. II.

Correction Affecting Calendar Number 227-41-A—Vol. II.

THE LIBRARY OF THE
JAN 11 1956
UNIVERSITY OF ILLINOIS

COURT DECISION

Matter of Thomas J. Hall and 35 Other Intervenors vs. Harris H. Murdock, et al:—On January 4, 1955, the Board granted a variance under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying) and the parking of motor vehicles on unbuilt-upon portion of plot for customers and employees; Cal. No. 280-41-BZ, Vol. III; Premises 89 Furman Avenue, west side, 99.5 ft. north of Bushwick Avenue, Borough of Brooklyn.

At Special Term, Supreme Court, Part I, Mr. Justice Baker sustained the Board in a decision printed in part as follows:

"Cross-motions are before the court, one by the petitioners to sustain, and one by the respondents to vacate, an order of certiorari to review the action of the New York City Board of Standards and Appeals in granting a zoning use variance (Zoning Resolution, secs. 7f, 7h and 7i) on premises situated at No. 89 Furman avenue, Brooklyn, New York. A motion by respondant board is likewise before the court to strike out as unauthorized and improper affidavits of two real estate brokers submitted by petitioners. ¶While petitioners are small home owners, their properties as well as the three lots in connection with which a use variance has been permitted, are in an area zoned for business use, and the present applications must be considered with this fact in mind. Also, they must be considered in the light of the circumstances that the variance was sought and was granted pursuant to the provisions of section 7 of the Zoning Resolution. Cases such as Matter of Otto v. Steinhilber (282 N. Y., 71, Y. W. H. Ass'n v. Board of Standards and Appeals, 266 N. Y., 270 and Rochester Transit Corp'n v. Crowley, 205 Misc., 933), cited by petitioners in their memorandum and heavily relied upon, involve the provisions of section 21 of the Zoning Resolution. There is a wide distinction between the two, as was pointed out by the Court of Appeals in Matter of Reed (255 N. Y., 126). The issues of "practical difficulties" and "unnecessary hardships" and the interpretation thereof by our courts, which are germane where the variance is granted under section 21, are not involved where section 7 and its various subdivisions alone are the basis of the board's action. In the latter case, as pointed in the Reed decision, "If such an application is denied the only question for the court is whether the petitioner has been legally oppressed * * *. When the application is granted the question of power only is to be considered" (p. 136). ¶Petitioners' argument on this review reduces itself, in substance, to the claims that they will be disadvantaged (1) by the possible nuisance of the permitted use, (2) by a diminution in the value of their properties, and (3) by increased insurance rates. But these clearly are factors which concern them largely because their properties lie in an area zoned for business. Uses legally permissible in such a district, even without a variance, might so affect them to an even greater degree (see Return Par. XLI [o]; Transcript of hearing of November 9, 1954, p. 80). ¶Petitioners have the burden of showing that the action of the respondent board was arbitrary and unreasonable and illegal because not in harmony with the general purpose of the zoning resolution. Their burden has not been sustained. ¶The terms of the variance as granted show that the board gave consideration to the proximity of the petitioners' homes. It was granted with the imposition of conditions to safeguard them which would have been impossible under a use permitted without application to the board. For example, one such condition is that "there shall be no windows opening to the rear in the wall at the building line or in the wall at the rear yard setback line; that the spray room and welding room shall be located along the front line of the building on Furman Avenue and ventilated thereto" &c. (Resolution, Transcript, p. 2). ¶It is well settled, of course, that the court may not substitute its discretion for that of the board (People ex rel. Hudson-Harlem Co. v. Walker, 282 N. Y., 400)." (From N.Y.L.J. of July 26, 1955, p. 6)

Appeal made to Appellate Division by objecting property owners served September 9, 1955 and pending trial.

Public Hearing on Proposed Amendments to the Rules Covering the Installation and Use of Oil Burning Equipment and the Storage of Oils Used in Connection Therewith.

CALENDAR

DOCKET

New Cases filed up to December 6, 1955

Cal. No. Dept. Premises Affected

941-55-SM—Gold Bond Spray-On Acoustical Plaster, manufactured by National Gypsum Co., Material.

942-55-SA—General Chef Combination Gas Range-Refrigerator, Models R600, LKR520, RS1004, R1004 and R1004-2, manufactured by General Air Conditioning Corp., Appliance.

943-55-SM—Safway Shore (for support of concrete form work), manufactured by Safway Steel Scaffolds Supply Corp., Subsidiary of Safway Steel Products Inc., owner.

944-55-SM—Kohler Vacuum Breaker, Model K-9448, manufactured by Kohler Co., Material.

945-55-SA—Wayne Invader Pump (positive displacement rotary pump), manufactured by The Wayne Pump Co., Material.

946-55-BZ—H.B.M.—59-65 Park avenue and 102-104 East 38th street, southeast corner, Block 893, Lots 87, 88, 90, 91 and 92, Borough of Manhattan, N.B. 212-55—re area excessive—B area district.

947-55-A—H.B.B.—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn, Alt. 2995-55—re boilerroom to be separated from automobile repair shop by unpierced wall, etc.

948-55-BZ—H.B.Bx.—1108 Allerton avenue, south side, 50 ft. west of Yates avenue, Block 4456, Lot 47, Borough of The Bronx, Alt. 1026-55—re conversion of occupancy from 2 car garage to refrigerated meat storage room.

949-55-BZ—H.B.Bx.—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx, B.N. 461-55—re gasoline service station and new curb cut in addition to existing curb cut.

950-55-A—H.B.Q.—60-04 Metropolitan avenue, southwest corner of 60th street, Block 3492, Lots 30, 46 and 47, Maspeth, Borough of Queens (under section 35, General City Law re premises in bed of mapped street—proposed widening of Metropolitan avenue), N.B. 3329-55.

951-55-BZ—H.B.R.—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond, N.B. 1092-55—re reconstruction of existing gasoline service station, to include sales, office, lubritorium, repairs, etc. in business use district.

952-55-A—H.B.B.—1601-1623 Kings highway and 1637-1645 East 16th street, northeast corner, Block 6779, Lot 22, Borough of Brooklyn, Alt. 3913-55—bar grill, cabaret with dancing space having only one exit to street.

953-55-BZ—H.B.M.—41-43 Wadsworth avenue and 619 West 175th street, northeast corner, Block 2114, Lot 1, Borough of Manhattan, Amendment to Alt. 984-55—re dry cleaning establishment.

954-55-BZ—H.B.B.—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U, Block 7370, Lot 58, Borough of Brooklyn, Alt. 4093-55—re parking and storage of motor vehicles in a residence use district.

955-55-A—H.B.Q.—20-01 to 20-03 Cornaga avenue and 635-647 Beach 21st street, southwest corner, Block 215, Lot 39, Far Rockaway, Borough of Queens (under section 35, General City Law re premises in bed of mapped street—Beach 21st street), N.B. 5014-55.

956-55-BZ—H.B.B.—248-252 Pulaski, south side, 266 ft. 3½ in. west of Throop avenue, Block 1777, Lot 15, Borough of Brooklyn, Alt. 1597-55—re change in occupancy from garage for more than 5 cars—to wholesale storage and shipping matches, tobacco, candy products, etc., loading and unloading, etc.—residence use district.

957-55-BZ—H.B.Bx.—1305-1307 Hicks street, north side, 25 ft. east of Wilson avenue, Block 4711, Lots 102 and 103, Borough of The Bronx, Alt. 757-55—re extension of 3 car garage to make it a six car garage in residence use district.

958-55-BZ—H.B.M.—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan, Amendment to Alt. 779-55—re motor vehicle repair shop in business use district.

959-55-A—H.B.M.—355 East 119th street and 2325 1st avenue, northwest corner, Block 1796, Lots 24 and 124, Borough of Manhattan, Amendment to Alt. 779-55—multiple dwelling—minimum widths of yards and courts.

960-55-A—F.D.—107-109 Lafayette street and 98 Walker street, southeast corner, Block 197, Lot 30, Borough of Manhattan, Decision—to permit for employees to smoke in factory building.

Restored to Docket

603-38-A—Vol. III—H.B.B.—547-571 Watkins street and 233-243 Lott avenue, northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn, Alt. 1905-55—re non-fireproof construction—egress, etc.

147-49-A—Vol. II—H.B.M.—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan, Alt. 1463-55—re proposed change in occupancy—school.

847-51-SA—Carrier Weathermaker, Models 38B4, 38B6 and 38B8 (reopened for test and report as to changes in design), manufactured by The Thermodyne Corp., Appliance.

486-39-SM—Vol. II—USG Sheetrock Gypsum Wallboard Panels and Accessories (reopened for test and report to amend as to foil back and corner beads and snap on trim), manufactured by United States Gypsum Company, Material.

364-44-SM—Vol. II—"Trouble Saver" Sectional Hoist Tower (medium duty material hoist tower—4000 capacity), manufactured by The Patent Scaffolding Co., Inc., Material.

644-51-SM—COFAR Concrete Floor and Roof Construction (reopened for amendment and test and report as to additional type of construction), Granco Steel Products Co., Material.

CALENDAR

94-47-BZ—Vol. II—H.B.Bx.—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx, Alt. 1029-55—re gasoline service and oil selling station, accessory building, auto repairs and Hi-Speed car washing, etc. in a business use district.

739-39-BZ—Vol. II—H.B.M.—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan, N.B. 5255—re gasoline service station, lubritorium, auto repairs, car washing, parking and storage of motor vehicles, etc. in a business use district.

317-51-BZ—Vol. II—H.B.Q.—57-09 to 57-19 Marathon parkway, east side, between 57th and 60th avenues and 60-23 to 60-25 251st street, east side, between 60th and 61st avenues, Blocks 8358 and 8337, Lot 1, Little Neck, Borough of Queens, B.N. 1250-54—1249-54—re erection and maintenance of a public assembly and meeting room in basement of a building erection of which was approved by Board.

165-48-BZ—Vol. IV.—H.B.Bx.—2580 Gunther avenue and 1738 Gunhill Road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx, Alt. 972-54—re extension of existing gas station and repair shop to include car washing and store for auto accessories in business use district.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs. Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

DECEMBER 13, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 13, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc., lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

556-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (K.D.B. Realty Holding Corp., lessee).

CALENDAR

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

557-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc., owner (Genevieve Naylor, lessee).

SUBJECT—Application June 18, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing photographic studio, and one family dwelling, (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).

PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

Laid over from November 15, 1955 to December 13, 1955, for inspection and decision; hearing closed.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed.

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens.

Laid over from October 25, 1955 to November 22, 1955, for notices to be sent out according to the regular procedure; then to December 13, 1955, for inspection and decision; hearing closed.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed; then to October 25, 1955, for full vote of the Board; then to November 9, 1955, for further inspection and decision; hearing closed; then to November 22, 1955, for inspection and decision; then to December 13, 1955, for inspection and decision.

137-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Milton d/b/a Crescent Auto Service, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension in area of a gasoline service station, previously approved by the Board, to include auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th street, Block 9694, Lot 17, Jamaica, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed.

58-55-BZ

APPLICANT—John F. Fitzsimons, for Leon and Margaret Sculti, owners.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7b, 7e and 7A of the zoning resolution, to permit in a residence and retail use district the maintenance of a storage yard for builders' materials and equipment, loading and unloading,

CALENDAR

the parking in the open of 2 trucks used in the business; and to permit a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—134-14 218th street, west side, 81.79 ft. south of Merrick boulevard, Block 13011, Lot 46, Springfield Gardens, Borough of Queens.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed.

574-55-BZ

APPLICANT—Paul Friedman, for Laura Roehrig, owner (Baisley Auto Body Inc., lessee).

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a retail use district the proposed extension and use of premises for a motor vehicle repair shop, including body and fender work, welding and paint spraying, also free parking for patrons and employees.

PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41, Springfield Gardens, Borough of Queens.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street.

327-55-BZ

APPLICANT—Albert E. Deer, for Morton Pickman and Samuel M. Berley, owners (owners under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.

PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

Laid over from October 18, 1955 to November 22, 1955, for inspection and decision; hearing closed; then to November 29, 1955, applicant to file plan showing Schraffts occupancy on first floor and cellar and statement as to manner of handling merchandise in and out of building; the premises were inspected by a committee of the Board; then to December 13, 1955, for further inspection and decision.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from November 29, 1955, to December 13, 1955, for consideration and decision; hearing closed.

111-51-BZ—Vol. II

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.

SUBJECT—Application reopened and restored to docket October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the proposed change in occupancy of 1st and 2nd floors to office and factory, (previously dismissed), and change of occupancy of cellar to storage of film.

PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

Laid over from November 29, 1955 to December 13, 1955, for inspection and decision; hearing closed.

237-55-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.

SUBJECT—Application March 18, 1955—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

674-52-BZ

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application September 17, 1952—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, sale and storage of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; all for a term of fifteen years.

PREMISES AFFECTED—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.

Laid over from November 29, 1955 to December 13, 1955, for inspection and decision; hearing closed.

80-54-BZ

APPLICANT—Joseph Platzker and Philip Freshman, for Hotel Dryden, Inc., owner.

SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th street, south side, 100 ft. west of 3rd avenue, Block 894, Lot 52, Borough of Manhattan.

Laid over from November 29, 1955, to December 13, 1955, for inspection and decision; hearing closed.

CALENDAR

864-52-BZ

APPLICANT—John McGinley, lessee, for Estate of John Unger, Jr., owner.

SUBJECT—Application reopened November 22, 1955 for consideration as to extension of term of variance and change of zone—re (decision of the borough superintendent) previously granted on condition, permitting the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot.

PREMISES AFFECTED—163 West Kingsbridge road, northeast corner of Kingsbridge terrace, Block 3253, Lots 11, 12 and 17, Borough of The Bronx.

486-47-BZ

APPLICANT—John F. Fitzsimons, for Robert Romanelli, owner.

SUBJECT—Application reopened November 22, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the bailing of paper.

PREMISES AFFECTED—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, South Ozone Park, Borough of Queens

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).

PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.

SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

160-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Enlaw Corp., owner.

SUBJECT—Application reopened February 23, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a business and residence use district a proposed parking lot and miniature golf course on the residence use portion of the lot.

PREMISES AFFECTED—760-778 East 189th street, south side, from Southern boulevard to Prospect avenue, 2455-2479 Southern boulevard and 2450-2480 Prospect avenue, Block 3115, Lot 21, Borough of The Bronx.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. 1/8 in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. 1/8 in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

CALENDAR

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.
SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, ½ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.
PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

803-55-BZ

APPLICANT—Peter A. Scarano, for Causeway Builders, Inc., owner.
SUBJECT—Application October 14, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 district, the existence of a 2 family, 2 story residence of class 4 construction without the required setback from the street.
PREMISES AFFECTED—160-26 21st road, south side, 25.07 ft. east of Clintonville street, Block 4879, Lot 32, Whitestone, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 13, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

542-55-SA

APPLICANT—Henry Waterman and Brother, Corp., owner.
SUBJECT—Application June 27, 1955—Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6, approval of.

545-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.
SUBJECT—Application June 27, 1955—Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A, approval of.

544-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.
SUBJECT—Application June 27, 1955—Suburban Recessed Gas Ovens, Models 9018, 9118, 9218, 9018A, 9118A, 9218A, 9518, 9618 and 9718, approval of.

518-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.
SUBJECT—Application June 23, 1955—Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536, approval of.

512-55-SA

APPLICANT—Automatic Range Company, Inc., owner.
SUBJECT—Application June 22, 1955—Automatic Brookline, Royal Rose and Rose-Master and Flame Liberty Gas Ranges (various models).

819-54-SM

APPLICANT—Colonial Blue Diamond Mortar Corp., owner.
SUBJECT—Application October 14, 1955—Puzzolanic Mortar (plastercizer in brick mortar), approval of.

501-55-SM

APPLICANT—L. O. Koven and Brother, Inc., owner.
SUBJECT—Application June 7, 1955—L. O. Koven and Brother, Inc., 550 Gallon Gasoline Storage Tank, approval of.

214-52-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application March 19, 1952—Gold Bond Metal Lath Clips (secures metal lath to flanged steel joists), approval of.

471-55-SA

APPLICANT—Eugene R. O'Hare, owner.
SUBJECT—Application May 25, 1955—Bunkerflo Fuel Oil Heating System, approval of.

361-55-SM

APPLICANT—Hercules Cement Corp., owner.
SUBJECT—Application April 22, 1955—Hercules Air Entraining Portland Cement, Types IA, IIA and IIIA, approval of.

199-55-SA

APPLICANT—Linde Air Products Co., Division of Union Carbide and Carbon Corp., owner.
SUBJECT—Application March 3, 1955—Oxweld W-45 Welding Blowpipe and Oxweld CW-45 Cutting Attachment, approval of.

204-55-SA

APPLICANT—Surface Combustion Corp., owner.
SUBJECT—Application February 28, 1955—Janitrol Gas-fired Floor Furnace (space heater), Model TAS, approval of.

613-55-SM

APPLICANT—Medusa Portland Cement Company, owner.
SUBJECT—Application July 12, 1955—Medusa White Air-Entraining Portland Cement, approval of.

733-54-SA

APPLICANT—Pantex Manufacturing Corp., owner.
SUBJECT—Application September 13, 1954—Pantex Perk-O-Matic Dry Cleaning Machine, Model EC (using non-flammable solvent), approval of.

85-54-SA

APPLICANT—Pantex Manufacturing Corp., owner.
SUBJECT—Application January 25, 1954—Pantex Perk Dry Cleaning Machine, Model 60B, approval of.

333-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Numatic Perchlor (single bath) Dry Cleaning Unit, Models 30 and 40, approval of.

332-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Petroleum Unit Vacuum Still and Tumbler (2 bath still rinses) Dry Cleaning Unit, Models 36 and 38, approval of.

331-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Petroleum Unit Vacuum Still and Tumbler (single bath), Dry Cleaning Unit, Models 36 and 48, approval of.

334-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell agents).
SUBJECT—Application April 15, 1955—Mercury Numatic Perchlor (2 bath still rinse) Dry Cleaning Unit, Models 30 and 40, approval of.

CALENDAR

831-47-SA

APPLICANT—A. O. Smith Corporation, owner.

SUBJECT—Application reopened June 7, 1955 re Neptune Red Seal Gasoline Dispensing Pump, amendment—change of name to A. O. Smithway Gasoline Dispensing Pump, Model L3-D (models L-1, L-1S, H-1 and H-1S; previously approved).

236-38-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened May 10, 1955 as Vol. II—for test and report re USG Pyroform Incombustible Insulating and Acoustical Formboard (permanent formboard for poured gypsum roof decks); previously approved Pyrofill Roof Deck.

419-39-SM—Vol. II

APPLICANT—Macomber Inc., owner.

SUBJECT—Application reopened June 22, 1954 as to amendment to resolution as to revision of steel joists—re Macomber V Joists; previously approved.

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.

SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.

PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

789-55-A

APPLICANT—Columbia Pictures Corp., lessee, for Frezard Corp., owner.

SUBJECT—Application September 22, 1955—re Appeal from a decision of the borough superintendent—re removal of sprinkler heads and pipes.

PREMISES AFFECTED—711 5th avenue, northeast corner of East 55th street, Block 1291, Lot 1, Borough of Manhattan.

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

241-55-A

APPLICANT—DeRose and Cavalieri, for Tomasina Porcelli, owner.

SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent—re construction and exits.

PREMISES AFFECTED—2473 Hughes avenue, west side, 100 ft. south of East 189th street, Block 3077, Lot 39, Borough of The Bronx.

723-55-A

APPLICANT—Frank Lloyd Wright, for Solomon R. Guggenheim Foundation, owner.

SUBJECT—Application September 14, 1955—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—1071 Fifth avenue, east side, from East 88th to East 89th streets, Block 1500, Lot 1, Borough of Manhattan.

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.

SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.

SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.

SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.

PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for decision; hearing closed.

CALENDAR

710-55-BZ

APPLICANT—Ingram S. Carner, for Bertha Stratford, owner (Henry Kelly, lessee).

SUBJECT—Application September 13, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing, (non-automatic), office, storage and sale of auto accessories and parking of cars waiting to be serviced, without required setback from street.

PREMISES AFFECTED—246-02 to 246-08 South Conduit avenue, 138-57 to 138-59 246th street and 246-01 to 246-03 139th avenue, southeast corner, Block 13622, Lot 5, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed.

35-34-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Estate of Fannie Levy, Albert L. Levy, Executor, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in a residence use district parking and storage of more than 5 cars.

PREMISES AFFECTED—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.

Laid over from November 29, 1955, to December 20, 1955, for inspection and decision; hearing closed.

247-55-BZ

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy of first floor from store to restaurant, bar and cabaret, and on the second floor office to restaurant.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

Laid over from November 29, 1955, to December 20, 1955, for inspection and decision; hearing closed.

248-55-A

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24—23 tentative, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.

SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

Laid over from November 9, 1955 to December 6, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for inspection and decision.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.

SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.

PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for inspection and decision.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

Laid over from October 25, 1955 to November 15, 1955, at the request of an objectant, applicant concurring; no further requests for adjournment; then to December 6, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for inspection and decision; applicant having been notified.

905-53-BZ—Vol. II

APPLICANT—John Missale, owner.

SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed use of light manufacturing in a 1 story building of class 3 construction.

PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue, Block 4683, Lot 49, Borough of The Bronx.

Laid over from December 6, 1955 to December 20, 1955, to permit adequate notice to affected property owners.

440-55-BZ

APPLICANT—Samuel Rosenblum, for Peter Doelger Realty Co., Inc., owner.

SUBJECT—Application June 3, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the proposed extension of the first story of a new building which exceeds the permissive coverage.

PREMISES AFFECTED—301-305 East 72nd street and 1392-1402 2nd avenue, northeast corner, 300-302 East 73rd street, Block 1447, Lots 1, 49, 50, 51, 52 and 149, Borough of Manhattan.

Laid over from December 6, 1955, to December 20, 1955, for inspection and decision; hearing closed.

CALENDAR

398-40-BZ—Vol. II

APPLICANT—Nuark Realty Corp., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an FF area, residence use district, the maintenance of a dwelling without the required setback, with side yards less than the required widths.

PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 ft. south of Bruckner boulevard, Block 3659, Lot 20, Borough of The Bronx.

830-55-A

APPLICANT—Harry Atkin, Acting Borough Superintendent.

OWNER OF RECORD—Nuarb Realty Company.

SUBJECT—Application October 17, 1955—re Revocation of Certificate of Occupancy No. Alt. 543-39.

PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 ft. south of Bruckner boulevard, Block 3659, Lot 20, Borough of The Bronx.

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

262-55-BZ

APPLICANT—Kenneth W. Milnes, for Anna Domyan, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E 1 area district, the one-story extension of an existing structure without the required setback from the street line, and to permit the erection of an illuminated sign, and to permit the parking of cars on the unbuilt portion of plot on west side of building.

PREMISES AFFECTED—1113 Victory boulevard, west side, 60 ft. south of Melrose avenue, Block 247, Lot 4, Sunnyside, Borough of Richmond.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

551-54-BZ

APPLICANT—Victor G. Madonia, for Catherine DePalma, owner.

SUBJECT—Application June 28, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of an existing non-conforming use by the erection of an addition to a 2-family residence.

PREMISES AFFECTED—86-58 260th street, northwest corner of 87th avenue, Block 8818, Lots 1 and 3, Bellerose, Borough of Queens.

719-54-BZ

APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of one-story, four-car private garage at rear of plot, to motor vehicle repair shop.

PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.

720-54-A

APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.

SUBJECT—Application September 21, 1954—re Appeal from a decision of the borough superintendent—re non-fireproof building—extension in height.

PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.

277-55-BZ

APPLICANT—De Rose and Cavalieri, for Giulio Mariani, owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail and residence use, D area, Class 1 height district, the change in occupancy of premises to a bar and grill, restaurant and cabaret from a restaurant, bar and grill.

PREMISES AFFECTED—2705 Wilson avenue and 1289-1295 Allerton avenue, northwest corner, Block 4527, Lot 1, Borough of The Bronx.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

837-55-BZ

APPLICANT—Siegel and Green, for Maspeth Warehouse, Inc., owner (Smilen Brothers, lessees).

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, proposed patron and employees' parking lot for a supermarket.

PREMISES AFFECTED—2916-2924 Gravesend Neck road and 3442-3454 Nostrand avenue, southwest corner, Block 7362, Lot 8, Borough of Brooklyn.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and

CALENDAR

5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1955, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 20, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

612-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.
SUBJECT—Application July 6, 1955—Slattery Gas Range (built-in type) Models 5556 and 22, approval of.

511-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.
SUBJECT—Application June 23, 1955—Slattery Domestic Gas Ranges, Models 5590, 5588, 5500, 5530, 5520 and 55, approval of.

646-55-SA

APPLICANT—L. C. Armitage for Welbilt Corp., owner.
SUBJECT—Application July 27, 1955—Welbilt Insulated Gas Ranges, various models, approval of.

333-53-SM

APPLICANT—Morris Dorf, for Triumph Metal Products Inc., and Acme and Dorf Metal Door Corp., owners.
SUBJECT—Application reopened March 8, 1955—re amendment as to modification of construction—re Tride One and One-half Hour Hollow Metal Flush Type Fire Door; previously approved.

657-40-SM

APPLICANT—Triangle Steel Products Corp., owner-manufacturer.
SUBJECT—Application reopened November 9, 1955—re amendment to resolution as to modification of construction—re Triangle Three-Hour Hollow Metal Fire Door; previously approved.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.
PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.
SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

918-54-A

APPLICANT—Joseph Lau, for 450 6th Avenue Realty Corp., owner.
SUBJECT—Application November 24, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—450-454 Avenue of The Americas, east side, 34.6 ft. south of West 11th street, Block 574, Lot 5, Borough of Manhattan.

833-55-A

APPLICANT—T. R. Galloway, for Drith Corp., owner (Consolidated Edison Co. of New York, Inc., lessee).
SUBJECT—Application October 14, 1955—re Appeal from decisions of the borough superintendent—height of fence contrary to code.
PREMISES AFFECTED—275-289 Plymouth street, north side, 90 ft. west of Hudson avenue, Block 22, Lot 7, Borough of Brooklyn.

72-48-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bush Terminal Building Co., owner (Beech-Nut Packing Co., lessee).
SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from a decision of the fire commissioner—for a variation of the Labor Law so as to permit smoking in a factory.
PREMISES AFFECTED—132-184 39th street (146-168 displayed) and 3902-3924 2nd avenue, southwest corner, 5th floor, Building 19, Block 706, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 10, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).
PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over to November 9, 1955, for inspection and decision; hearing closed; then to November 22, 1955, for further inspection and hearing at that time; then to December

CALENDAR

6, 1955, for further inspection and decision; then to January 10, 1956, for inspection and decision; hearing closed.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

Laid over from November 29, 1955, to December 6, 1955, for further hearing; then to January 10, 1956, for inspection and decision; hearing closed.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street— proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, sales space, parking, service, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fireproof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

386-55-BZ

APPLICANT—Lama, Proskauer, and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955—re (decision of the the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

537-55-BZ

APPLICANT—Leonard F. Rothkrug, for Pick Quick Foods, Inc., owner (Key Foods Stores, Inc., lessee).

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a local retail use district proposed parking lot for the use of patrons of Key Food Stores (no fee to be charged), proposed curb cut and entrance to parking lot within 75 ft. of the residence use district.

PREMISES AFFECTED—9516-9524 3rd avenue, northwest corner of 96th street, Block 6116, Lots 37-39 inclusive, Borough of Brooklyn.

557-55-BZ

APPLICANT—Harry G. Savran, for Pater Realty Co., Inc., owner (42-64 West 30th Street, Corp., lessee).

SUBJECT—Application July 7, 1955—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district the erection of a storage garage for more than 5 motor vehicles.

CALENDAR

PREMISES AFFECTED—48-64 West 30th street, south side, 100 ft. east of Avenue of The Americas, Block 831, part of Lot 78, Borough of Manhattan.

828-55-BZ

APPLICANT—Charles A. Buckley, Jr. for Pennsylvania Tunnel and Terminal Railroad Corp., (Palace of Progress, Corp., lessee).

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a Class 1½ and partly in a class 2 height district, the erection of a building with street walls in excess of the heights permitted by section 8 subdivisions (f) and (g) of the zoning resolution.

PREMISES AFFECTED—Entire block bounded by 201-271 West 31st street, 200-270 West 33rd street, 380-418 7th avenue and 420-458 8th avenue, Block 781, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II —re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January* 13, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 17, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

164-55-A

APPLICANT—Regan and Barrett, for Park Avenue-Fifty-Ninth Street Corp., owner (National City Bank of New York, lessee).

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—Revocation of Permit re Alt. 1642-52.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, Borough of Manhattan.

816-55-A

APPLICANT—Regan and Barrett, for Park Ave. Fifty-Ninth Street Corp., owner.

SUBJECT—Application October 6, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re change in use.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, orchestra and stadium, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.

SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—462-472 West 22nd street, south side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.

PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

CALENDAR

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.

PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 6, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1955, at 10 A. M. for inspection and decision; applicant having been notified; hearing closed.

154-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mae Makbouhan, Anna Gall, Sophie Kowah, Arthur Manfredi and John P. Connolly.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1956, at 10 A. M. for inspection and decision; hearing closed.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street—proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1956, at 10 A. M. for inspection and decision; hearing closed.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory

building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).
PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.
APPEARANCES—
For Applicant: Joshua Brown.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Taken off calendar; new hearing date to be set after applicant has notified affected property owners and filed proof of service.

905-53-BZ—Vol. II

APPLICANT—John Missale, owner.
SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the proposed use of light manufacturing in a 1-story building of class 3 construction.
PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue, Block 4683, Lot 49, Borough of The Bronx.
APPEARANCES—
For Applicant: Joseph R. Damico and Paul Trapani.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A. M. to permit adequate notice to affected property owners.

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.
SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—462-472 West 22nd street, south side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.
APPEARANCES—
For Applicant: Ervin Palmer and Leonard H. Mandel.
For Opposition: Edward E. Breger, F. Malcolm Hague, Gabriel Zuckerman, Tyler Forester, Madeleine Bernard, Annie J. Crawford, Joseph Bottagaro, Joseph Clayton Donahue, Margaret O'Connell Mahoney, Jeanette Pardi, Houghton C. Smith, Beatrice Saunders and Allen B. McGowan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.
SUBJECT—Application November 17, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph B. Koppelman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).
PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Edward Hoffman for Park Dept.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 10, 1956, at 10 A. M. for inspection and decision; hearing closed.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.
PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 10, 1956, at 10 A. M. for inspection and decision; hearing closed.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service, Station, Inc., owner.
SUBJECT—Application March 1, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A. M. for inspection and decision; hearing closed.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.
SUBJECT—Application March 9, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

MINUTES

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. J. Cammarata, N. Y. C. Housing Authority.
ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

301-55-BZ
APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.
SUBJECT—Application April 6, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.
PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.
APPEARANCES—
For Applicant: Martin Isaacs.
For Opposition: Barnett August, Nathan Messinger, Jacob Greenberg and O. Schatstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

302-55-BZ
APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).
SUBJECT—Application April 6, 1955—(decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.
PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: John Liuzzi, Salvatore Coppola and Frank Olivieri.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

342-55-BZ
APPLICANT—Leonard F. Rothkrug, for R. B. and G. Realty Corp., owner.
SUBJECT—Application April 29, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.
PREMISES AFFECTED—338-380 DeWitt avenue, 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue Block 3882, Lot 6, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard Rothkrug.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A.M. for inspection and decision; hearing closed.

425-55-BZ
APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).
SUBJECT—Application May 25, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the proposed open type parking garage for more than 5 cars.
PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.
APPEARANCES—
For Applicant: Eugene M. Seccia.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

440-55-BZ
APPLICANT—Samuel Rosenblum, for Peter Doelger Realty Co., Inc., owner.
SUBJECT—Application June 3, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed extension of the first story of a new building which exceeds the permissive coverage.
PREMISES AFFECTED—301-305 East 72nd street, 1392-1402 2nd avenue and 300-302 East 73rd street, northeast corner, Block 1447, Lots 1, 49, 50, 51, 52 and 149, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 10 A. M. for inspection and decision; hearing closed.

575-55-BZ
APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.
SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.
PREMISES AFFECTED—Block bounded by south side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.
APPEARANCES—
For Applicant: Monroe Goldwater, L. Colman, Samuel Rosenblum, Dr. Friedman, G. T. Margolise, Leonard S. Kandell and I. Barkey.
For Opposition: Marvin L. Levitt, Sidney Weisner, Francis J. McCaffrey, Edna Wiener, Esther Haronson, Angela Ganzi, Lina Kreisberg, Rose Linder, Mrs. Matthew Orenstein, Mrs. Mary Kearney, Mrs. Clara Ingwer, Mrs. Sylvia Maxstein and John Calenza.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

483-37-BZ—Vol. II
APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.
PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: J. G. L. Molloy.
For Opposition: Melvin H. Fox.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was reopened as Vol. II on January 25, 1955 subject to regular procedure, to consider additional entrance; and
WHEREAS, a public hearing was held on this application on July 15, 1955 after due notice by publication in the Bulletin; laid over to September 13, 1955, with the approval of the applicant and at the request of an objector, no further requests of adjournment; then to October 11, 1955, for inspection and decision; hearing closed; then to November 1, 1955, applicant to file revised plans; then to December 6, 1955, at request of the applicant in order to furnish the revised plans previously requested; and
WHEREAS, the district maps accompanying the zoning resolution show that the site and West 53rd street are in retail-1 and business-1 use, B area, class 2 height districts; 7th avenue is in a retail-1 use, B area, class 2 height district; and
WHEREAS, the decision of the borough superintendent, dated December 17, 1954 acting on Alt. Applic. 1585-54 and superseded by amendment to Alt. Applic. 1585-54, which reads:
"4. Proposed new entrance from 7th avenue constitutes extension of the present non-conforming use into Retail 1 district and is contrary to Board's resolution, 483-37-BZ and section 4D and 4E of the Zoning Resolution."
and
WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 5 in. frontage by 175 ft. in depth, on which are located stores and a parking area (garage) previously granted by the Board, for which certificate of occupancy No. 24347-39 has been filed; that the plot was originally zoned for business, then changed to retail and business on November 13, 1936, then changed on November 30, 1940 to retail-1 and business-1; that the entire access to the parking area at present is from West 53rd street, with the entire 7th avenue frontage occupied by stores; that it is proposed to eliminate the most northerly store and provide access from 7th avenue to the parking site; and
WHEREAS, the applicant contends that the heavy demand for parking has created a problem of ingress and egress for the present parking area and access from 7th avenue would help to alleviate this condition; that the new access would create an easy flow of cars into the parking area because it directly leads to the existing ramp leading to the second tier, so that the bottleneck on 53rd street would be avoided; that the flow of traffic through 53rd street is westbound and exceedingly heavy and occasionally congestion is caused by the flow of cars into the parking area; that with the new opening on 7th avenue, cars could proceed and turn north on 7th avenue and enter directly to the second tier; and
WHEREAS, the applicant states that the present owner has held title to the property since August 30, 1948; that the assessed valuation of land is $570 000 and of the building $35,000 making a total of $605,000; that the building was erected 1938; and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 1, 1938, under Vol. I, by adding thereto:
"that in the event the owner desires to consolidate this lot with Lot #59 at the rear on the south side of West 54th street, which is subject to a Certificate of Occupancy as issued by the Department of Housing and Buildings, such consolidation may be permitted and an entrance may also be permitted as proposed and as indicated on plans filed with this application marked, 'Received December 24, 1954' (7 sheets) and 'December 1, 1955' (one sheet) *on condition* that a curb cut opposite such entrance to 7th avenue shall not exceed twenty feet in width; that in all other respects the resolution above referred to shall be complied with except that the fence between the lots may be removed; and that all permits shall be obtained and all work completed within six months from the date of this amended resolution."

529-47-BZ—Vol. II
APPLICANT—Knickerbocker Federal Savings and Loan Association, lessee, for Ralph DeMayo, owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e and 7A of the zoning resolution, to permit in a business and residence use district, accessory to a structure wholly in a business use district, into the residence use district; curb cuts in a residence use district, proposed show window in rear south wall of building.
PREMISES AFFECTED—3474-3478 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of The Bronx.
APPEARANCES—
For Applicant: Burton C. Meighan.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, this application was reopened as Vol. II on June 1, 1955 subject to regular procedure; and
WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over to December 6, 1955, at request of the applicant's representative; no further requests for adjournment to be considered; and
WHEREAS, the district maps accompanying the zoning resolution show that the site and Corsa avenue are in business and residence use, C and DD area, class 1 height districts; Boston road is in a business use, C and DD area, class 1 height district; and
WHEREAS, the decision of the borough superintendent, dated April 7, 1955 acting on Alt. Applic. 302-55, reads:
"1. Proposed patron parking on a lot partly in a business use district and extending into the Residence use district accessory to a structure wholly in a Business use district is contrary to Art. II Sec. 3 Zoning Resolution.
2. Proposed curb cuts in a residence use district is contrary to Sec. 3 Zone Res.
3. Proposed show window in rear south wall of bldg. is contrary to Sec. 7A Zoning Resolution."
and
WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 168.86 ft. in depth, on which is located a one story building of class 3 construction; that it is proposed to extend parking use from business district into residence district, curb cuts in residence district and show window in rear south wall of building; and
WHEREAS, the applicant further states that under Cal. No. 529-47-BZ the Board made a variation in the application of the use district regulations of the zoning resolution on the application of Richard Shutkind, for Albert W. Pross, the then owner of the premises involved in the instant application, under sections 7c and 7e, to permit in a residence and business use district the erection of a building to be used as a store with exits in residence portion and the parking of more than five motor vehicles on unbuilt portion for patrons of stores, no fee to be charged; that a building was erected and its present use is—bank, three stores and post office; that the subject premises is a rectangular plot of land on the southwest corner of Boston road and Corsa avenue, 100 ft. fronting on Boston road by 168.86 ft. on Corsa avenue; that

the size of the building is 100 ft. on Boston road by 90 ft. on Corsa avenue; that 100 ft. of the depth of the subject premises is in a business district and the remaining 68.86 ft. of the depth is in a residence district; that 10 ft. of the depth of the subject premises not built upon are in a business district; that 68.86 ft. of the depth of the subject premises, in a residence district, are vacant; that the present owner acquired title to the premises on February 10, 1954; that applicant occupies banking quarters located in the corner portion of the building, 25 ft. fronting on Boston road and 90 ft. fronting on Corsa avenue; that the applicant has a lease which will expire on February 28, 1957 in which it is given options to renew for two 5 year periods, namely to February 28, 1967; that simultaneously with the lease, owner and applicant entered into an agreement in which the applicant, among other things, is given permission, at its own cost and expense, to install a drive-in banking window in the rear (southerly) wall of the store, with side walks and curbs as may be necessary, subject to the requirements of any branch of the municipality or government or by any department having jurisdiction, in order to use said plot as an automobile parking area for more than five cars; and

WHEREAS, the applicant further states that the subject premises is improved with a one story building which covers 100 ft. in width by 90 ft. in depth, of a plot 100 ft. in width by 168.86 ft. in depth; that the present use is—banking quarters, 3 retail stores and a post office sub-station; that the former owner did not avail himself of the variance granted on December 16, 1947 except to erect a chain link fence along the building line of Corsa avenue for a distance of approximately 10 ft. immediately south of the building on the corner of Corsa avenue and Boston road; that the proposed work will consist of the installation of a drive-in banking window and such equipment as is usually incidental thereto, curb cuts for vehicular ingress and egress and accessory free parking; and

WHEREAS, the applicant contends that the proposed work will improve the appearance of the unbuilt upon portion of the plot and therefore will improve the appearance of the neighborhood; that the proposed drive-in banking window will make it more convenient for persons doing business with the bank; that the bank has occupied these quarters since 1951 and the installation of the drive-in banking window will improve its services to the neighborhood; that the applicant's business is a necessity in a residential district and there is no other thrift institution serving this particular area; that the open area used for accessory parking will have the effect of safeguarding the light and ventilation of the more restricted district and reduce the number of cars being parked on the streets in the neighborhood, thus eliminating congestion which is daily becoming more prevalent; that the curb cuts for ingress and egress will not detract from the appearance of the residence district since most of the private dwellings have driveways for ingress and egress; that in its own interest, the applicant will so maintain the drive-in banking window, ingress thereto and egress therefrom and the accessory parking area, so that they will add to the attractiveness of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since February 10, 1954; that the assessed valuation of land is $24,500 and of the building $35,000 making a total of $60,000; that the building was erected in 1951; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the unbuilt upon portion in the business use district and in the residence use district to be occupied for parking of patrons' cars as proposed and as indicated on plans marked, "Received, May 5, 1955" (6 sheets) *on condition* that this portion of the premises, even though below grade, shall be levelled and surfaced with steam cinders or clean gravel and treated with a binder and properly rolled; that the ramps down for entrance and up for exit shall be maintained with a concrete or other suitable surface; that an enclosing wall on either side of the entrance and exit shall be constructed with rounded turns; that fences on the premises shall be constructed and maintained as indicated on such plans as marked, "Received May 5, 1955"; that planting shall be maintained where indicated, with suitable planting material; that opposite such ramps there may be curb cuts not over fifteen feet in width each and shall not be nearer than five feet to the adjoining lot line to the south; that the curb cuts herein described are permitted under Section 7A of the Zoning Resolution; that signs advertising the use of the parking space may be installed and maintained at either entrance and exit on the fence provided such signs do not exceed 25 sq. ft. in area and do not extend beyond the building line and are not illuminated; that such signs may include such additional information as may be required by the Commissioner of Licenses; and that all work shall be completed and all permits obtained within six months from the date of this resolution.

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 28, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 1, 1955 after due notice by publication in the Bulletin; laid over to December 6, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 12th street are in business and residence use, C area, class 1¼ height districts; Kings highway is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 13 1955 acting on Alt. Applic. 1803-55, reads:

"1. These premises were the subject of a conditional variance under Cal. 811-52-BZ under which the present coverage and occupancy was permitted in an application which included lots 14, 21, 22, 23 and 88. The present application omits lots 23 and 88.

2. The proposed extension of the business use into the residential use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

3. The proposed extension at the rear without providing a rear yard is contrary to Art. IV Sec. 17 of the Zoning Resolution.

4. The proposed extension to occupy more than the permitted area is contrary to Art. IV Sec. 13 of the Zoning Resolution.

5. Doors more than 3'-8" in width on East 12th St.

are contrary to Art. 11 Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 59 ft. 1¼ in. frontage by 134 ft. ¼ in. in depth, irregular, on which there exists a two story building of class 3 construction, including two retail stores, restaurant and two 2-family dwellings; that it is proposed to extend present business use into the residence use district, the proposed building at street level to be 59 ft. 1¼ in. front, 134 ft. ¼ in. in depth and 24 ft. in height; that it is also proposed to extend the rear of building without providing a rear yard, the proposed extension to occupy more than the area permitted; and

WHEREAS, the applicant states that the premises consist of an irregular plot 81 ft. 6 in. front on Kings highway by 134 ft. in depth and 40 ft. front on East 12th street, on which are located three buildings fronting on Kings highway; that No. 1116 is a three story brick building occupied as a restaurant on the 1st floor, an office and dwelling on the 2nd floor and a dwelling on the 3rd floor; that No. 1118 is a one story brick store building; that No. 1120-22 is a two story brick building occupied as stores on the 1st floor and restaurant on the 2nd floor; that on East 12th street there presently are two 2-story dwellings on lots 21 and 22 and a one story building on lot 23; and

WHEREAS, the applicant further states that an application affecting these premises under Cal. No. 811-52-BZ was denied by the Board on March 24, 1953 as to building an extension to business buildings on Kings highway into the residential district, and of excess area; that the application was reopened on June 16, 1953 to consider a revised proposal and on October 27, 1953 the Board granted, on condition, under sections 7c and 21, the extension of the business building at No. 1118 Kings highway; that the principal conditon of the Board was that a two family dwelling be constructed on lot 23; that the application was again reopened on June 15, 1954 and amended on July 20, 1954 to change the two family dwelling to a one famly dwelling, and to change the means of emergency exiting from the extension of the business building; that all work has been completed in accordance with the resolutions of the Board; and

WHEREAS, the applicant states that it is not proposed to amend the resolution of the Board as it affects the one story building previously extended, or as it affects the one story dwelling; that the rear and side yards are to be maintained as originally proposed; that it is now proposed to extend the two story building (No. 1120-22) onto lots 21 and 22; that the existing two 2-story, 2-family dwellings will be altered by removing the party wall and all interior partitions and by demolishing most of the 2nd floor, removing and resetting the 2nd tier of beams to a new level and closing all openings on East 12th street; that the rear yard existing at the rear of the two lots will remain; that it is also proposed to combine the two stores on the 1st floor of building No. 1120-22 into one store, and use the first floor of the proposed extension for this store; that the new store area will be occupied as a retail sales store, employing 5 persons; that there is to be a new store front on Kings highway; that the 2nd floor of No. 1120-22 Kings highway, which is presently used as a restaurant, will be extended at the rear of lots 21 and 22, set back 32 ft. 4 in. from East 12th street in order to provide increased restaurant area by relocating the existing kitchen, the new area to be 20 ft. by 38 ft.; that it is further proposed to provide one opening on East 12th street at the most northerly part of lot 21, which is to lead into a stairhall with a stair providing the necessary secondary means of egress to the 2nd floor and with emergency exit facilities from the 1st floor area; that it will also have an elevator to the 2nd floor; that the erection of the one family dwelling fronting on East 12th street on lot 23 was a condition of the grant under the previous resolution; that the dwelling was erected at a cost of over $21,000 and was sold at a substantial loss; that this dwelling creates a buffer against any further extension of the business use along East 12th street; that the increasing business activity along Kings highway in this area creates a demand for additional retail stores and store area; that there has been a change in economical business operations since the erection of stores in this area, which calls for larger retail sales space; that the Kings highway shopping area is one of the busiest in the borough but unless its stores can offer a variety of merchandise, displayed properly, it will not meet the competition of suburban shopping centers; and

WHEREAS, the applicant contends that there is no available vacant land for business expansion in this area; that the only manner in which additional sales space can be made available in the subject building is by extending it in the rear; that the existing two buildings on lots 21 and 22 are old and outdated and the proposed alteration can only result in improving the architectural attractiveness of East 12th street; that it is not proposed to change the residential character of East 12th street since there are to be no show windows or other evidences of business occupancy in the altered buildings; that the doors leading out from the proposed extension are for emergency exiting only, except that many of the elderly persons patronizing the restaurant on the 2nd floor, which restaurant conforms to religious dietary laws, have requested the restaurateur to provide an elevator for more convenient access; that these doors on East 12th street are entirely within the business use district portion of the premises; that the bulk coverage of the proposed buildings will be the same as is presently existing and there will therefore be no greater loss of light, air or ventilation; that in removing part of the 2nd floor of the two buildings along the East 12th street frontage, the owner is providing a more favorable condition; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1942; that the assessed valuation of land is $105,600 and of the building $73,400 making a total of $179,000; that the building was erected prior to 1947; and

WHEREAS, the premises were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this is an appropriate case in which to exercise discretion to grant under Sections 7c and 7A as to extension of use and that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21 as to extension of area and is therefore entitled to relief on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, as amended by resolution adopted July 20, 1954, by adding thereto:

> "that in the event the owner desires to enlarge the store facing on Kings highway and to remove two residential buildings and to construct a one and two-story building substantially as proposed and as indicated on plans filed with this application marked, "Received June 1, 1955" (9 sheets), such changes may be permitted under Sections 7c, 21 and 7A for the use and area as proposed *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable to the construction and occupancy other than as modified by the resolution above cited which shall be complied with in all respects where not inconsistent with the requirements of this amended resolution and resolution adopted this day under Cal. No. 539-55-A; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

539-55-A

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield.

SUBJECT—Application June 1, 1955—re Appeal from a decision of the borough superintendent—re width of stair.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728 East 12th street, west side, 96 ft. 6⅝ in. south of

Kings highway, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 13, 1955, re Alt. 1803/55, reads:

"6. Stair to Kings highway should be 4'-0" in width and otherwise comply with 6.1.10 and C26-292.0 of Administrative Code."

and

WHEREAS, the applicant states the building is two stories, 24 ft. in height, 59 ft. 1¼ in. front by 134 ft. ¼ in. irregular in depth, at first floor, 32 ft. 7½ in. front by 85 ft. 10¾ in. in depth at 2nd floor, of Class 3 construction, erected prior to 1947 on a lot 59 ft. 1¼ in. front by 134 ft. ¼ in. in depth, in business and residence use, C area, Class 1¼ height district; used and occupied: cellar—ordinary use; 1st floor—stores and dwelling; 2nd floor—restaurant, 125 persons; that it is proposed to increase the area on the 2nd floor to 32 ft. 7½ in. front by 110 ft. in depth, in Class 3 construction and used and occupied throughout as follows: cellar—ordinary use; 1st floor—retail store, 5 persons; 2nd floor—restaurant, 180 persons; that the building is provided with one 3 ft. 8 in. wide interior wood stairs, enclosed in partitions of wood lath and plaster, equipped with wood doors which are not self-closing; that stairhall leads direct to street and is provided with ladder and scuttle to roof; that there is one fire escape on rear extending to street by stair with egress from lowest termination to street by easement; and

WHEREAS, the applicant further states that on the premises there are three buildings, No. 1116 is a 3-story brick building; No. 1118 is a 1-story brick building and No. 1120 is a 2-story brick building, and on East 12th street are two 2-story dwellings and a 1-story building; and

WHEREAS, the applicant states that the existing stair from the 2nd floor restaurant area leading to Kings highway is 3 ft. 8 in. in width; that the enlargement of this stair by 2 in. in width would not permit any more satisfactory exit condition and could only be accomplished at extraordinary expense and structural alteration; and

WHEREAS, the applicant contends that the existing exit conditions are to be improved by providing direct access to the street from the second floor by the proposed extension by means of a new stairhall and a 4 ft. wide stairs; that in addition an elevator is proposed in the new portion.

Resolved, that the decision of the borough superintendent acting on Alt. App. 1803/55, Objection No. 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing stair to Kings highway from the second story as proposed and as indicated on plans filed with the Building Zone application under Cal. No. 811-52-BZ, Vol. III, resolution as to which was adopted this day, *on condition* that such stair shall be fire retarded as proposed, including the soffit; that the doors shall be made self-closing; and that a new fireproof stair to the street, toward the rear, where proposed, shall be constructed and maintained.

84-53-BZ

APPLICANT—Madeline Scamanski, owner.

SUBJECT—Application reopened November 1, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—164-07 to 164-09 122nd avenue, northwest corner of Smith street, Block 12379, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Aldona Vaughan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on July 21, 1953 this application was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of two years; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of variance, which had expired by time limitation on July 21, 1955; and

WHEREAS, this application was reopened on November 1, 1955 and set for hearing on December 6, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 2, 1955 acting on Alt. Applic. 649-52, reads:

"1. Proposed parking and storage of motor vehicles in a residence district is contrary to Art. 2 Sec. 3 of the Zoning Resolution. (Cal. 84-53-BZ limited approval to July 21, 1955)."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* under section 7, subdivision h for a term of five years ..... to permit .....; and that other than as herein amended, the resolution above cited shall be complied with in all respects; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution."

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

SUBJECT—Application November 2, 1954—(decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and restricted retail use district, the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor, with 3 upper floors to remain as multiple dwelling.

PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Alfred Ely and Harold Kieval.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1955 after due notice by publication in the Bulletin; laid over to December 6, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 64th street are in residence and restricted retail use, B area, class 1½ height dis-

tricts; Madison avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 16, 1954 acting on amendment to Al. Applic. 1260-53, reads:

> A2. Reconsideration denied—objecton repeated. "Installation of business in basement and on 1st sty. in above bldg., located partly in a restricted retail and partly in a residence district, is prohibited by Art. II, Section 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100 ft. 5 in. in depth, on which is located a four story and basement building, with a frontage of 20 ft. and a depth of 80 ft.; that it is located 95 ft. from Madison avenue so that 5 ft. of the property is in the restricted retail district, while 15 ft. is in the residence district; that the basement is occupied by a photographic studio which uses the premises as an exhibition gallery for the sale of photographs by independent photographers; that the premises are not used for developing or printing or technical work of any kind in connection with the photographs, as this is done off the premises; that it is strictly a photographic gallery, similar to the occupant to the east, which is a gallery for painting; that the occupant also uses the premises for living quarters; that the 1st floor is occupied by two partners who live on the premises and use it for the conduct of interior decorating; that these two floors have been so occupied for about three years; that the three upper floors are used for multiple dwelling; that the department of housing and buildings issued violation No. 134-52 and as a result Alt. Applic. 1260-53 was filed, and the subject application for a variation is from their objection A2 on zoning; that all objections are to be complied with; and

WHEREAS, the applicant contends that this building is back 6 ft. from the building line and no alterations are planned that would change the general or outward appearance of the structure; that no show windows or store fronts are proposed; that this application is for the existing occupancy, which is akin to a professional occupancy, with the occupants using same for their dwellings; that in every respect the tenants maintain a quiet and restrained exhibition occupancy which does not interfere or become obnoxious to their neighbors; that while it is true that 15 ft. is in the residence district, 25% of the lot is in the restricted retail zone; that outwardly the premises give every indication of just a residence building, and such appearance will not be disturbed; and

WHEREAS, the applicant states that the present owner has held title to the property since October 15, 1953; that the assessed valuation of land is $45,000 and of the building $15,000 making a total of $60,000; that the building was erected in 1879; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7b to permit the extension into the more restricted district only so far as it has reference to the occupancy of the basement and first story, and to permit the continuation of occupancy of the basement and first story as now existing consisting of displaying of photographs and interior decorating as proposed and as indicated on plans filed with this application marked, "Received November 2, 1954" (3 sheets) and "October 26, 1955" (one sheet) *on condition* that there shall be no other business use in the building other than as hereinbefore permitted; that upper stories shall continue for residential use; that signs shall be restricted to a metal sign attached to the front wall adjacent to entrance door not exceeding two square feet in area; and that all permits shall be obtained and a Certificate of Occupancy obtained within six months from the date of this resolution.

174-55-BZ

APPLICANT—Burke, Green and Groh, for Calesto De Simplicis, owner.

SUBJECT—Application March 7, 1955—(decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the parking of patrons' and employees' cars, no fee to be charged.

PREMISES AFFECTED—227-15 147th avenue, northwest corner of 228th street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Calesto De Simplicis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 228th street are in a residence use, E-1 area, class ½ height district; 147th avenue is in unrestricted and residence use, E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 25, 1955 acting on Alt. Applic. 2961-54, reads:

> "1. The use of the premises as parking for patrons and employees cars (no fee to be charged) in a residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot. 80.68 ft. frontage by 102.12 ft. and 112.27 ft. in depth, irregular, presently vacant, except for a two-car frame garage at the rear of the plot; that it is proposed to use this garage and the balance of this property for parking of five or more motor vehicles of patrons and employees of the Associated Food store located nearby; that no fees for this service will be charged; and

WHEREAS, the applicant states that the property referred to is presently zoned as a residence district, class ½ height district and an E-1 area district; that as of July 25, 1916 the use zoning of the property referred to was undetermined and the property was in a one times height district and a D area district; that on July 1, 1921 the portion of the property within 100 ft. of 147th avenue was placed in a business district and the business district was extended to include the entire property on January 19, 1923; that the present residence designation became effective on January 21, 1947; that the present height and area zoning became effective on June 30, 1952; that no zoning amendments relating to this property are pending at the present time; and

WHEREAS, the applicant contends that the proposed parking area will receive a cinder surfacing treated with a binder; that a 5 ft. woven wire fence on a 6 in. concrete base will be provided on the lot lines, and a 5 ft. 6 in. woven wire fence will be provided along the building lines on both streets; that a buffer zone will be established of shrubbery on the north lot line, 5 ft. in depth and a 17 ft. curb cut will be constructed along each street for ingress and egress of motor vehicles; that the Board is requested to bear in mind the need for off-street parking facilities in the area and the necessity of providing these facilities for the customers of the supermarket; and

WHEREAS, the applicant states that the present owner has held title to the property since August 9, 1930 and that the assessed valuation of land is $1,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exericse discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles primarily of the patrons of the store on the opposite side of 228th street as proposed and as indicated on plans filed with this application marked, "Received March 7, 1955" (3 sheets) and "November 30, 1955" (one sheet) *on condition* that this plot shall be levelled substantially to the grade of 147th avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior lot lines, as proposed, a woven wire fence of the chain link type erected on a masonry base to a total height of five feet six inches; that there shall be erected a similar fence along the street building line with no openings therein except one to 147th avenue and one to 228th street, as shown, that each curb cut shall not exceed 15 feet; that such openings as hereinbefore referred to shall be fitted with gates which shall be kept closed and padlocked when the parking lot is not in operation; that along the northerly side there shall be a planting area with suitable planting material and properly protected with curbing, where shown; that the existing two-car frame garage may be continued; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a sign at each entrance attached to the fence advertising the parking lot for the patrons of the store provided such signs do not exceed 25 sq. ft. in area each and are not illuminated and do not extend beyond the building line; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.

SUBJECT—Application July 19, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, use of subject premises for dancing and cabaret.

PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: C. J. Cammorata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; laid over to December 6, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 64th street is in retail and local retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 27, 1955 acting on Alt. Applic. 912-55, reads:

"1. Proposed dancing and cabaret use in a residence district is contrary to Art. II, Sec. 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 72 ft. frontage by 100 ft. 5 in. in depth, on which is located a four story building 72 ft. front, 100 ft. 5 in. in depth, 49 ft. in height; that it is proposed to use said premises for dancing and cabaret; that as of July 25, 1916 the premises were in a business use district and received its present use designation on January 21, 1942; and

WHEREAS, the applicant states that the building was erected under application number 302 of 1921 and certificate of occupancy No. 6070 was issued for use as a club house; that the building was later altered under Applic. No. 802 of 1939 and certificate of occupancy No. 26491 was issued for use as follows as a commercial and public building—basement, gym and recreation; 1st floor, auditorium; 2nd floor, balcony and offices; 3rd and 4th floors, offices; that the building is now being occupied as follows, and it is proposed to secure a variance to continue these present uses, the legal uses as permanent uses and the additional dancing and cabaret for the temporary period of ten years: basement, gym, recreation, dancing and cabaret; 1st floor, auditorium, dancing and cabaret; 2nd floor, balcony and office; 3rd and 4th floors, offices; that all of these uses, as to be continued, are fully legal under the last certificate of occupancy issued, except the proposed addition of dancing and cabaret; that the Transport Workers Union of Greater New York were the former owners of the building, and certifies by affidavit submitted with this application, that the auditorium and basement were used for public dancing until March of 1942; that inasmuch as the building now has a commercial and public use, the mere addition of dancing and cabaret cannot affect the area; that West 64th street, although zoned for residence, is definitely business in character as shown by the many non-conforming uses as follows: block 1135, lots 38, 138, 39, 40, 43 and 45—stores; lot 145—loft; lot 57—warehouse; lot 58—power house; block 1136, lots 24, 20 and 52 stores; lot 8—loft and store; and

WHEREAS, the applicant states that the present owner has held title to the property since March 5, 1954; that the assessed valuation of land is $54,000 and of the building $101,000 making a total of $155,000; that the building was erected in 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that the use as now proposed was formerly permitted within the building and recommends that the application be granted under certain conditions; it is expected that the premises will soon be required for a public improvement as part of a larger area; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of two years to permit the additional use of dancing and cabaret in connection with the use of the building as proposed and as indicated on plans filed with this application market, "Received July 19, 1955" (7 sheets) and "November 3, 1955" (one sheet) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all work shall be completed and a new Certificate of Occupancy obtained within six months from the date of this resolution.

Adjourned: 1:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 6, 1955, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

632-54-A—Vol. II

APPLICANT—Kraman Iron Works, for Samuel and Leonard Shack and David H. Sherman, owners.

MINUTES

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re stairways; egress; and opening between floors.

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lot 53, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 21, 1954, on Alt. App. 371/54, reads:

"1. As part of building was erected in 1924 or portion of building extended and raised in height, therefore entire building should conform to Sec. 270 Labor Law. (a) All stairways & landings to be of incombustible materials & be similarly enclosed—stairs should have 10" treads exclusive of nosing—maximum risers 7¾" Sec. 270 (4) minimum width stairs 3'-8" required—see cellar.

b. Two means of egress should be available to all occupants. Exits from beauty parlor, dramatics and cellar. Sec. 270 (3) Labor Law.

c. All vertical openings between floors should be enclosed in incombustible materials. Sec. 270 (6) Labor Law."

and

WHEREAS, the applicant states the building is 4 stories, 53 ft. 10½ in. in height, 75 ft. 4½ in. front by 94 ft. 1⅛ in. and 101 ft. 6½ in. in depth at street level, 75 ft. 4½ in. front by 84 ft. 1⅛ in. and 91 ft. 6½ in. in depth at typical floor level, of class 3 construction; No. 450 E. 149th street was erected in 1889 and No. 448 was erected in 1924; both are located on a lot 75 ft. 4½ in. front by 101 ft. 6½ in. deep, in a business use, B area, class 1½ height district; used and occupied since 1927 (448) and 1933 (450) as follows: cellar —storage; 1st floor—stores, 20 persons; 2nd floor—manufacturing dresses, beauty parlor and dramatic studio, 60 persons; 3rd floor—manufacturing sportswear and vacant, 65 persons; 4th floor—manufacturing lamp shades and vacant, 60 persons; proposed to be used and occupied: cellar, 1st and 2nd floors—same; 3rd floor—manufacturing sportswear and office, 65 persons; 4th floor—manufacturing lamp shades and office, 60 persons. The building is provided with an approved interior fire alarm system; that there are two interior 44 in. wide stairs of steel with marble treads, enclosed in partitions constructed of part brick, part wood studs, metal lath and cement plaster; stair doors are fireproof, self-closing; stairhall leads from roof bulkhead direct to street and there is one fire escape at rear extending to roof by ladder with egress through fireproof passage to street; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, the applicant has filed with this appeal copy of Certificate of Occupancy # 57, issued February 24, 1928, upon completion of work under Alt. App. 305/27, applying to the south side of 149th street, 140.60 feet west of Brook avenue and describing the building as four stories, store and office, brick construction, permitting the following occupancy: 1st floor, 120 lb. liveload, 10 persons; upper floors each 65 lbs. liveload, 20 persons; and Certificate of Occupancy # 1072 issued June 24, 1930, for premises 452 East 149th street, describes the building as a 4-story store and business building, brick construction; including clubroom and dancehall on top floor and stating 120 lbs. liveload p.s.f. on all floors, used and occupied as clubroom and dancehall on 2nd floor with an occupancy of 150 persons; and

WHEREAS, the applicant states the easterly portion of the building was erected in 1889 and altered in 1913 for use as stores on 1st floor and offices above; that in 1930 a certificate of occupancy was obtained for store, business building with a clubroom and dancehall on top floor; that the live-loads are 120 lbs. p.s.f.; that at that time the exits consisted of an interior iron stairway, enclosed in fireproof partitions on the east and north walls adjoining the elevator and the balance of the enclosure is wood studs, wire lath and cement plaster with fireproof doors at openings; that the stairs have steel strings and risers with marble treads and extends from street to roof bulkhead; that the stairs from 1st floor to roof are 4 ft. 3 in. wide with marble treads 10¼ in. and 7¼ in. risers and the second exit has a 45° fire escape on the rear from 4th floor to cellar level where it leads to a fireproof passage and stairway from entrance hall direct to the street; that there is a ladder to the roof from rear fire escape and all openings are fireproof, self-closing; that these exits meet the requirements of Section 271 of the Labor Law which should apply to this portion; that the westerly section of the building was erected as a 2-story building in 1924 and raised to four stories in 1927 and provided with a 4 ft. wide stairway from cellar to roof bulkhead constructed of fireproof enclosure on the east side and part of north side adjoining the elevator and the balance of enclosure is of wood studs, wire lath, cement plaster, equipped with fireproof doors; that this stairway has steel strings and risers and 10¼ in. marble treads, 7 in. risers and is 4 ft. wide except at cellar level where it is 3 ft. 6 in. wide; that the only other stairways less than 44 in. wide are those from the cellar to the stores and are of wood construction and vary from 33 in. to 44 in. in width, all of which will be enclosed at cellar level in 4 in. block partitions, equipped with fireproof, self-closing doors at cellar level; and

WHEREAS, the applicant contends the cellar story is used only for the storage of surplus stock for first floor stores with no occupants regularly employed therein; that in addition to interior stairways there is an engineer's ladder to street trap door for occupants of the east and west cellars and an iron stairway from the unused boiler room up to the street and from the center cellar at rear is a doorway with fireproof, self-closing door opening to the rear court leading to fireproof passageway from the rear fire escape; and

WHEREAS, the applicant states it is proposed to cut an opening in the dividing wall on the 3d and 4th floors which will be occupied by the same tenants on both sides and the manufacturing will be confined to the easterly section and the office use to the west section; that on the 2nd floor an opening will be provided direct to the stairhall of the west section, so that there will be two means of exit from the 2nd, 3rd and 4th floors of the east building which will be used for manufacturing, exclusive of the fire escape; and

WHEREAS, the applicant contends the area of plot is about 7,340 sq. feet and this application is for permission to use equivalent area distributed equally on the 2nd, 3rd and 4th floors of the easterly building, approximately 2,440 sq. ft. each for such manufacturing as is permitted in a business use district and that the uses of the westerly building will be for office and similar uses as permitted by the existing certificate of occupancy and it is requested that the exits as proposed be accepted as complying with the Labor Law; and

WHEREAS, the appeal originally filed July 30, 1954, under Vol. I of Cal. 632-54-A, relating to same premises then on lots 53 and 54 in Block 2,293 and withdrawn by permission of the Board July 6, 1955, so as to permit the applicant to combine lots 53 and 54 into a single lot in order to base computation of 25% permitted area for manufacturing on the total area of the combined lots; and

WHEREAS, this appeal was reopened by a vote of the Board September 13, 1955, as Cal. No. 632-54-A, Vol. II to consider a new decision of the Borough Superintendent dated July 21, 1955, based on consolidation of the buildings of a single tax lot 53; and

WHEREAS, the applicant has filed a copy of a new decision of the Borough Superintendent dated July 21 1955, relating to 448-50 East 149th street The Bronx, as filed under Alt. Applic. 371/54, relating to lot 53 in Block 2293, which reads:

"1. As part of the building was erected in 1924 and

portions of building extended and raised in height, therefore the entire building should conform to Sect. 270 of the Labor Law.

a. All stairways and landings to be of incombustible material and be similarly enclosed—stairs should have 10" treads exclusive of nosing-maximum risers, 7¾ in. Sect. 270 (4) minimum width stairs of 3'-8" required—see cellar.

b. Two means of egress should be available to all occupants. Exits from beauty parlor, dramatics & cellar. Sect. 270(3) Labor Law.

c. All vertical openings between floors should be enclosed in incombustible materials. Sect. 270(6) Labor Law."

and

WHEREAS, the applicant states that in accordance with the discussion had with the Board at the public hearing July 6, 1955, when the appeal was withdrawn without prejudice, the two lots have now been combined into lot 53 and it is requested the matter be considered on the new basis and that a variation of the Labor Law be granted and the exits as proposed be accepted as in compliance with the Labor Law; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions but not including any variance of the zoning resolution as to the amount of space to be permitted for factory use.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 371/54, Objections No. 1, items a, b and c and that the appeal be and it hereby is *granted,* to permit the buildings as proposed to be merged, provided the buildings are not increased in height or area and that the means of exits from all parts of same shall be as hereby permitted and in no event shall have hall partitions approved for less than one-hour test, as proposed and as indicated on plans marked "Received July 22, 1955" (8 sheets), and revised plans marked "Received December 1, 1955", (4 sheets); that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc. owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of the Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, so as to *amend* the applicant's statement published as a preamble to the resolution by omitting the reference to the fire alarm system and fire drill, which the applicant had stated as existing, in answer to Item M on appeal form and later found by the Fire Department not to exist; and that in all other respects the resolution above cited shall be complied with. (Alt. 1038/54)

858-55-A

APPLICANT—Samuel Rosenblum, for Morton M. Rosenfeld and H. Laurence Herring, et al., owners.

SUBJECT—Application November 2, 1955—Appeal from a decision of the borough superintendent—non-fireproof construction—business use.

PREMISES AFFECTED—1018 Madison avenue, west side, 77 ft. north of East 78th street, Block 1939, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and L. Laurence Herring.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 1, 1955, on Alt. App. 1710/55 reads:

"1. Proposed use of building more than 4 stories in height for store, office and one apartment would require it to be of fireproof construction as per Sec. 4.2.1. B.C."

and

WHEREAS, the applicant states the building is 5 stories and pent house, 59 ft. in height; 25 ft. 2 in. front by 100 ft. in depth at street level, 25 ft. 2 in. front by 87 ft. in depth at typical floor level, of class 3 construction, erected 1902, located on a lot 25 ft. 2 in. front by 100 ft. in depth, in a retail use, B area, Class 1½ height district, and used and occupied since 1944, pursuant to Certificate of Occupancy #30490, issued September 6, 1944 upon completion of work under Alt. App. 898/43 as a converted Class A multiple dwelling, with one apartment on the first and two apartments on each of the second to fifth floors and one apartment on the pent house story; the building is proposed to be used and occupied as follows, upon completion of alterations—Cellar—boiler room and storage, one person; 1st floor—store, 20 persons; 2nd to fifth floors—offices, 20 persons each floor; pent house: dwelling, one family; the building is provided with a partial one-source sprinkler system installed in accordance with the Multiple Dwelling Law; that one 3 ft. 8 in. wide steel stairs is proposed, enclosed in fireproof partitions equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that the existing stairway will be replaced by a steel stair with fireproof enclosure throughout equipped with fireproof self-closing doors; that the proposed use of the building will be limited to art galleries and similar office occupancy where there will be no hazardous conditions and where pictures and paintings will be on display and for sale; that the first story use will be stores selling antiques or a similar gallery; that the pent house will continue to be used for a two-room apartment as permitted by the existing Certificate of Occupancy; and

WHEREAS, the applicant contends that the building is small in area and the occupancy will be limited to firms allied with the arts industry; that the number of occupants per floor will be light and that the conditions will be non-hazardous; that the entire building will be equipped with a fireproof enclosed stairway and that since the building could be used for four stories without any reconstruction, to be required to reconstruct the building fireproof would mean constructing practically a new building and beyond the scope of the present ownership; that the existing sprinkler in the hallway will be discontinued.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1710/55, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the excess height of the Class 3 construction, as proposed and as indicated on plans filed with this appeal, marked "Received November 2, 1955", (4 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto as to the building and occupancy.

MINUTES

603-38-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Leibo Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider a decision as to egress, enclosures and extension of use—re Appeal from an order and a decision of the fire commissioner; previously denied.

PREMISES AFFECTED—547-571 Watkins street, 233-243 Lott avenue, northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Application reopened as Vol. III, to consider new decision and extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quali Music School, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider change of occupancy, subject to regular procedure—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider change of occupancy, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

255-54-A

APPLICANT—Robert Teichman, for Deepdale Gardens, 1st, 2nd, 3rd and 4th Corp., owners.

SUBJECT—Application March 16, 1954—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—249-26 57th avenue; 252-10 58th avenue; 252-08, 252-17, and 253-22 60th avenue; 251-21, 251-32, 253-17, 253-44, 255-04 and 255-25 61st avenue; 249-10, 252-08, 252-41 and 252-58 63rd avenue; 58-19 to 58-33, 58-42 and 60-16 251st street; 63-10 252nd street; 60-22 and 61-40 Little Neck parkwway and 57-35 and 60-35 Marathon parkway (Block 8349, Lot 6; Block 8337, Lot 1; Block 8353, Lot 1; Block 8358, Lot 1, Block 8359, Lot 6; Block 8367, Lot 2; Block 8363, Lot 1; Block 8373, Lot 2 and Block 8375, Lot 1); Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: George J. Metzer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.

SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Harry French.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1955, at 2 P. M., for further consideration by the Board after checking Fire Department records.

1339-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Harry Sweedler, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the change in use from used car sales, auto laundry, lubritorium, paint shop and store to gasoline service station, lubritorium, auto laundry and motor vehicle repair shop with curb cuts and entrance more than permitted distance from intersection.

PREMISES AFFECTED—1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner, Block 6731, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on February 28, 1950, certain conditions; and

WHEREAS, the resolution was amended on September 25, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 10, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1950, as thereafter *amended* by resolutions adopted through May 10, 1955, by adding thereto:

> "that the change in the accessory building may be permitted by omitting any excavation under the building and rearrangement of heater room, toilets and storage rooms; that an approved heater may be installed and the partition separating the wash bay from the lubritorium may be removed; that additional four 550 gallon approved storage tanks may be installed, making a total of ten such tanks, all as proposed and indicated on revised plans marked "Received November 21, 1955," (1 sheet), *on condition* that in all other respects the requirements of the resolutions above cited shall be complied with." (N.B. 109/45)

801-41-BZ

APPLICANT—Abner H. Pike, for Julia Elman and Ida Heit, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—132 Beach 31st street, east side, 120 ft. north of Lewmay road, Block 302, Lot 23, Edgemere, Borough of Queens.

MINUTES

APPEARANCES—
For Applicant: Abner H. Pike.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1942, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1942; and

WHEREAS, the resolution was amended on June 30, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on February 24, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 6, 1942, as thereafter *amended* by resolutions adopted through February 24, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under Section 7, subdivision h, for a term of five years from the date of this amended resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Misc. App. 6301/41)

173-54-BZ

APPLICANT—Samuel Rosenblum, for New York Awning Co., owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, including trucks.
PREMISES AFFECTED—348-350 West 53rd street, south side, 245 ft. east of 9th avenue, Block 1043, Lots 153 and 54, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman, Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that permits have been obtained but the work has not been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 178/54)

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 21 and 19A(j) of the zoning resolution, permitting in an unrestricted use, B area and a 1½ times height district, the erection and maintenance of a structure in excess of height permitted and without the required loading berths.
PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 16, 1954, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 16, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 255/54)

739-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.
SUBJECT—Application for consideration—reopening as to rehearing—re Application (decision of the borough superintendent); previously denied, under Sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1722-1730 Lexington avenue, 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened, subject to the regular procedure, for rehearing. The Board found that change in plan and reduction in area to remove gasoline station plot the legal distance required from a place of public assembly could be considered as substantial new facts to justify a rehearing.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner, Kleinert and Deputy Chief Connolly 3
Negative: 0
Not Voting: Commissioner Keating 1

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the maintenance of existing extension to one story brick factory (previously granted by the Board under Cal. No. 306-42-BZ), to be used as an enclosed loading shed.
PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.
APPEARANCES—
For Applicant: Irving P. Marks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on April 26, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and permits obtained, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1071/54)

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.
SUBJECT—Application for consideration—reopening as Vol. II as to a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the display and sale of used cars and the parking and storage of more than five motor vehicles with license plates removed.
PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of the Bronx.
APPEARANCES—
For Applicant: John Hronec.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Eldeliza Oliver, Executor Estate of Victor and Concetta Minichiello, owners.
SUBJECT—Application for consideration—reopening as Vol. IV to consider extension of uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a business use district, and the extension in use of existing gasoline service station and motor vehicle repair shop (previously granted by the Board, the reconstruction of existing gasoline service station) for a term of ten years, the erection and maintenance of an automatic auto laundry (previously amended by the Board to increase area of site and permit the erection of an automatic auto laundry—not built), and to erect and maintain an additional motor vehicle repair shop, front end alignment and a store for sale of accessories.
PREMISES AFFECTED—2580 Gunther avenue, east side, south of Gunhill road, Block 4494, Lots 44 and 46, Borough of the Bronx.
APPEARANCES—
For Applicant: Paul Trapani.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider extension of uses.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

317-51-BZ—Vol. II

APPLICANT—Deepdale Gardens First Corporation.
SUBJECT—Application for consideration—reopening and amendment as to additional use—re Application (decision of the borough superintendent); previously granted on condition, under sections 21, 19-B and 7e of the zoning resolution, permitting in a residence use E and F area district, more than one building on a lot by the erection of a two story garden apartment deveolpment not in conformity with the area district requirements of the zoning resolution as to side and rear yards, and setbacks and with parking and garage spaces as calculated for the development as a unit instead of individual buildings.
PREMISES AFFECTED—251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30, to 249-40, 249-32 to 249-60 and 249-64 to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-35 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-62 to 60-12 256th street (Block 8359, Lot 6) 255-03 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2), 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 51st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and

249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1) Douglaston, Borough of Queens.
APPEARANCES—
For Applicant: George J. Meltzer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, for consideration as to additional use.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

486-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application for consideration—reopening as for test and report to amend as to aluminum foil back and corner beads and snap-on trim—re USG Sheetrock Gypsum Wallboard Panels and Accessories; previously approved.
APPEARANCES—
For Applicant: John Wangelin.
ACTION OF BOARD—Application reopened for test and report as to amendment re aluminum foil back, and corner beads and snap-on trim.
THE VOTE:
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

364-44-SM—Vol. II

APPLICANT—F. N. Faulkner, for Patent Scaffolding Co., Inc., owner. Chesebro-Whitman Co., agent.)
SUBJECT—Application for consideration—reopening as to amendment and test and report—re Tubelox Steel Hoisting Towers; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened as Vol. II, for test and report as to amendment.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

644-51-SM

APPLICANT—Granco Steel Products Company, owner-manufacturer.
SUBJECT—Application for consideration—reopening as for amendment and test and report as to additional type of construction—re Cofar Concrete Floor and Roof Construction; previously approved.
APPEARANCES—
For Applicant: William A. Faiella.
ACTION OF BOARD—Application reopened for test and report on amendment as to additional type of construction.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

847-51-SA

APPLICANT—Carrier Corp., owner-manufacturer.
SUBJECT—Application for consideration—reopening as for test and report—re Carrier Weathermaker, Models 38B4, 38B6 and 38B8; previously approved.
APPEARANCES—
For Applicant: W. J. Linderman.
ACTION OF BOARD—Application reopened for report and test, if necessary, as to changes in design.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
Negative: 0

143-45-SA

APPLICANT—Florence Stove Co., owner (Sears Roebuck and Co., agent).
SUBJECT—Air-O-Flame Pot Type Oil Heater, Model 103.80205, approval of.
APPEARANCES—
For Applicant: John R. O'Neill.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

860-50-SA

APPLICANT—Florence Stove Co., owner-manufacturer.
SUBJECT—Florence Pot Type Oil Burning Circulating Heater, Model KC54A, approval of.
APPEARANCES—
For Applicant: John R. O'Neill.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

861-50-SA

APPLICANT—Florence Stove Co., owner-manufacturer.
SUBJECT—Florence Pot Type Oil Burning Circulating Heater, Model KC-55A, approval of.
APPEARANCES—
For Applicant: John R. O'Neill.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 3:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

---

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on July 19, 1955, as they appeared in Bulletin No. 30, Vol. 40, are hereby corrected to read as follows:

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.
SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph L. Sweeney, Dep't. of Hospitals.
ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 25, 1955, on Alt. App. 2812 of 1954, reads:

"1. Increase in size of existing frame sanatorium is contrary to B.S.A. Cal. 227-41-A and should be referred to the Board for their consideration.

"2. Extension of a frame building within the fire limits is contrary to Sec. 4.1.2 of the Building Code.

"3. Maximum area of a frame public building used as a sanatorium is limited to 600 sq. ft. and one story in height, contrary to Sec. 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the building is two stories, 20 ft. in height, 34 ft. by 53 ft. irregular in area at street level, 19 ft. by 38 ft. irregular in area at second floor level, of Class 4 construction erected in 1920, located on a lot 108.46 ft. front by 132.96 ft. irregular in depth, in a residence use, D-1 area, Class ½ height district, and a local retail use, D area district and used and occupied since 1935: Cellar-kitchen and ordinary use; two persons; 1st floor-sanatorium, 15 persons; 2nd. floor-sanatorium, 7 persons; for which Certificate of Occupancy #4322 was issued January 19, 1939, upon completion of work under Alt. App. 9617 of 1937, permitting the occupancy of the second floor by not more than five persons; and

WHEREAS, under date of April 15, 1941 under Cal. No. 227-41-A, Vol. I, the Board modified a decision of the Borough Superintendent dated March 3, 1941, objection 1 relating to the proposed extension of a public building in the fire limits of a frame construction on condition that the building be not further increased in height or area and so long as the occupancy is in accordance with Certificate of Occupancy #3258 as superseded by Certificate of Occupancy #4322; and

WHEREAS, it is now proposed to increase the building to 34 ft. front by 86 ft. 2 in. irregular in area at the first floor and to increase the occupancy on the first floor to 27 persons; and

WHEREAS, the applicant states that the building was extended in 1941 by the addition of approximately 150 sq. ft. of floor area on the second floor so as to provide direct access to an iron stairway proposed to be constructed to replace an existing exterior iron platform in accordance with the resolution adopted by the Board April 15, 1941; and

WHEREAS, the applicant states that it is now proposed to extend the building to the north by an addition of a one-story and cellar structure of Class 1 construction; and

WHEREAS, the applicant contends that a proposed one-story extension of Class 3 construction would be permitted to be 5,000 sq. ft. in area and 20 ft. in height; that the total area now proposed including the extension will aggregate less than 5,000 sq. ft.; that the extension will be used on the first floor by one 5 bed ward and one 6 bed ward with accessory hospital service spaces; that exits from the new first floor area which will also serve the existing first floor area in the existing building will be by means of three new ramps to grade level with a slope of not over one to eight; that the cellar will be used for ordinary household storage purposes *and*

Whereas, the extension as proposed to the existing frame building would be classified as Class III, but certain parts are non-fireproof as proposed.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 2812/54, Objections 1, 2 and 3, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the extension of the existing *frame* building construction, partly of class one, substantially as proposed and as indicated on plans filed with this appeal marked, "Received, March 28, 1955" (4 sheets) and "May 5, 1955" (3 sheets) *on condition* that the existing and proposed building shall have a sprinkler system throughout of at least one-source; that such sprinkler system shall also include protection for the open cellar or crawl space proposed for the new extension; that the connection between the present house and the new extension shall be of fireproof construction, with a fireproof door at the opening between these sections of the building; that this extension shall not exceed one story in height; and that in all other respects the entire building shall comply with all laws, rules and regulations applicable thereto and shall be maintained to the satisfaction of the Commissioner of Hospitals.

* Correction—The last whereas preamble added, as indicated in italics.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

(Cal. No. 217-21-SR)

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, January 13, 1956, at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Covering the Installation and Use of Oil Burning Equipment and the Storage of Oils Used in Connection Therewith.

Note: New matter appears in *italics*; old matter to be deleted appears in brackets [ ].

Rule 2. Definitions.

2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous *or intermittent* operation.

2.9 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families including convents, rectories and monasteries.

2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth *outside of buildings,* such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:

2.14 INDUSTRIAL INSTALLATIONS: [Oil burner installations for industrial purposes.] *The same as Commercial Installations—see 2.5.*

Rule 3. Oil Permitted.

3.1 Oil permitted under these rules shall be any hydro carbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in *current* Commercial Standard [CS12-38] *published by the* U. S. Department of Commerce *The holder of a Class B Installer's License shall be permitted to install fuel oil burning equipment capable of burning only oils that may be directly ignited by electrical ignition without preheating.* [, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{ Range Oil
{ No. 1 Fuel Oil
No. 2 " "
No. 4 " "
No. 5 " "
No. 6 " "]

Rule 4. Standards for Approval of Oil Burners by the Board.

4.1 Approved burners, including oil-burning heaters, *and electrical controls,* shall be an assembly of approved parts suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4″) of *masonry.* [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2″ x 2″ mesh, and extending at least four inches (4″) beyond the horizontal outline of tank in all directions, with weep holes along the bottom one inch in diameter not more than 3 ft. apart.] Each storage tank may be placed in a protective enclosure having [solid] masonry walls not less than [eight inches (8″)] *four inches (4″)* in thickness [and of dimension not less than fifteen inches (15″) greater on all sides than the outside dimensions of the storage tank.] The walls of *the enclosure* shall be carried up to a height not less than two feet (2′) above the top of the tank *or to the ceiling where the ceiling is less than two feet (2′) above the top of the tank.* [A fireproof access door] *An access door of incombustible materials* shall be installed in the enclosure. [above the point where the enclosure has a capacity equal to the tank; and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.] The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.4 Outside of Buildings, Above Ground.

6.4.1 Storage tanks *of a capacity greater than 275 gallons* located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10′) from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built, upon	16,000	gallons
If distant 30 feet.....	24,000	"
If distant 40 feet.....	36,000	"
If distant 50 feet.....	48,000	"
If distant 60 feet.....	60,000	"
If distant 75 feet.....	96,000	"
If distant 85 feet or more..	100,000	"

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no *buried* tank shall be placed within twenty feet (20′) of any wall, separating a building from the subway, and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. *Where the subway passes directly underneath a building, the tank located within the building above ground shall be placed within a welded steel oil-tight pan of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2 Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief *or pressure regulating* valve *in the piping system* to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connections shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*

7.2.3 Relief valves shall be set to discharge at not more than one and one-half (1½) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision.* There shall be no shut-off valve in the line of relief.

7.3 Vent Pipe.

7.3.4 Vent pipes shall be provided with *an approved* weather-proof hood *having a free area of not less than the pipe size area* and shall terminate outside the building not less than two feet (2′) from any building opening and not less than two feet (2′) nor more than twelve

(12′) above the fill pipe terminal except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1″) line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2′) of any building opening or subway grating at or below the level of the fill pipe terminal. No fill pipe shall be less than 2 inches in diameter. *Installations utilizing No. 6 fuel oil shall be equipped with fill pipe having a minimum diameter of three inches (3″), which must be carried to within three feet (3′) of the curb or such other distance as may be required by the Bureau of Highways, provided however that in buildings having no curb lines but having facilities for off-street deliveries, the fill pipe terminal shall be installed elsewhere, as approved by the administrative official.*

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and a swing check valve [which] shall be located at the fill pipe terminal *and the shut-off valve may be located at the fill box terminal or inside the building in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. *No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, Plants, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 *Applications.*

[10.1.2] Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate or license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner [and] *which* shall [provide for] *include* the location of the building in which the installation [is to be] *has been* made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.

10.1.3 CO_2 *Affidavit.*

[10.1.3] No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *there has been furnished a sworn statement by the installer in proper affidavit form attesting to such installation and test,* and that the CO_2 content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 *Tank and Piping Tests.*

[10.3.1] All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

12.1 *Ventilation, Connections to Chimneys.*

[12.1] No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article 11 of the Administrative Building Code except that in [high pressure mercantile and industrial plants,] *commercial buildings, public buildings and multiple dwellings,* several units may be connected to a *common* boiler room [stack.] *chimney.*

12.2 *Adequate Ventilation.*

[12.2] Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed [.], *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning ejuipment is rated.*

12.3 *Dampers.*

[12.3] Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time [,]. [and on all installations in one and two family dwellings an approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

PUBLIC HEARING

Rule 14. Fire Protection.

14.6 *Oil Burning Devices.*

[14.6] Oil burning devices designed for installation with storage of not more than six (6) gallons shall be [firmly anchored to the floor,] set level and *firmly anchored.* The floor beneath [the] stoves or any such heating devices *shall be* protected by a shield of ½" asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

[14.7 Near each boiler or furnace of a fuel oil-burning unit there shall be kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.]

14.7 *Extinguishers.*

One approved hand fire extinguisher of not less than two (2) quart capacity suitable for oil fires, or two (2) sand pails with rounded bottom, shall be provided near each boiler, furnace or other oil burning unit. Extinguishers shall be provided for all suspended oil burning units.

Rule 15. Instruction Cards and Certificate of Fitness.

15.2 *Except as provided in Rule 15.2.1 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

15.2.1 In any installation utilizing No. 6 fuel oil which is equipped with controls performing the functions set for below, the heating system shall be under the supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed at a building and whose employment has, as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate.

The controls are to provide the following functions:

A. A protectorelay unit shall be provided which shall close the main fuel valve within two to four seconds following flame failure, and shall include a temperature controlled safety switch to shut down the system within 25 to 55 seconds in event of flame or ignition failure.

B. A low voltage alarm contact to close an external alarm circuit in event such a signal is required.

C. The protectorelay shall include a self-checking circuit which shall automatically prove each part or component before every burner starts, so designed that, should a failure occur, the burner cannot be started. The timing for interrupted ignition shall be fully adjustable over a range of 5 seconds to 3 minutes. Each unit shall provide for pre-ignition purge and postpurge timing approximately 15 seconds in duration, or an optional main fuel valve delay timing of 15 seconds and a 15 second postpurge timing.

52.05
EW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | December 20, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 51

DIRECTORY
BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

THE LIBRARY OF THE
JAN 11 1956
UNIVERSITY OF ILLINOIS

Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, December 13, 1955, Affecting Calendar Numbers 352-32-BZ—Vol. II, 225-36-BZ—Vol. III, 667-50-BZ—Vol. IV, 692-53-BZ, 342-54-BZ, 423-54-BZ—Vol. II, 767-55-A, 135-55-BZ, 136-55-A, 150-55-BZ, 167-55-BZ, 268-55-BZ, 415-55-BZ, 675-55-BZ, 803-55-BZ, 160-52-BZ—Vol. II, 327-55-BZ, 137-40-BZ—Vol. II, 486-47-BZ, 111-51-BZ, 237-55-A, 674-52-BZ, 864-52-BZ, 367-53-BZ, 80-54-BZ, 555-54-BZ, 556-54-BZ, 557-54-BZ, 58-55-BZ, 240-55-BZ, 249-55-BZ, 251-55-BZ and 574-55-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, December 13, 1955, Affecting Calendar Numbers 236-38-SM—Vol. II, 419-39-SM—Vol. II, 831-47-SA, 214-52-SM, 85-54-SA, 733-54-SA, 819-54-SM, 199-55-SA, 331-55-SA, 332-55-SA, 333-55-SA, 334-55-SA, 361-55-SM, 471-55-SA, 501-55-SM, 512-55-SA, 518-55-SA, 542-55-SA, 545-55-SA, 613-55-SM, 544-55-SA, 1429-39-SM—Vol. III, 1429-39-SM—Vol. IV, 360-50-SA, 383-54-SM, 204-55-SA, 967-54-A, 241-55-A, 639-55-A, 697-55-A, 789-55-A, 247-52-A—Vol. III, 946-54-A, 994-54-A, 55-55-A, 124-55-A, 310-55-A, 571-55-A, 721-55-A, 723-55-A, 11-37-BZ—Vol. I, 73-38-BZ, 1175-39-BZ, 95-45-BZ—Vol. II, 708-45-BZ—Vols. I and II, 597-49-BZ—Vol. II, 800-50-BZ, 919-50-BZ, 103-52-BZ—Vol. II, 521-54-BZ, 584-52-BZ, 426-54-BZ, 660-54-BZ, 663-54-BZ, 879-54-BZ, 212-27-BZ—Vol. II, 326-41-BZ—Vol. II, 127-46-BZ—Vol. II, 711-53-BZ—Vol. II, 754-53-BZ—Vol. II, 479-55-BZ—Vol. I and 479-55-BZ—Vol. II.

Correction Affecting Calendar Number 496-32-BZ—Vol. II.

Public Hearing on Proposed Amendments to the Rules Covering the Installation and Use of Oil Burning Equipment and the Storage of Oils Used in Connection Therewith.

COURT DECISION

Matter of Harold and Frances Smith:—On July 19, 1955, the Board granted a variance under Section 7e of the Zoning Resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and an office, also the parking of cars waiting to be serviced; Cal. No. 14-55-BZ; premises 1427-1429 Edward L. Grant Highway, S. E. Cor. Plimpton Avenue, Borough of The Bronx.

At Special Term, Supreme Court, Mr. Justice Aurelio sustained the Board in the following decision:

> Matter of Smith (Board of Standards and Appeals)—Motion to dismiss petition is granted. Petition dismissed and order of certiorari vacated (see memorandum on companion motion, calendar No. 38 of November 18, 1955. Settle order.
>
> Matter of Smith (Board of Standards & Appeals of City of N. Y.; Bensley)—This cross-motion for an order deeming the petition herein filed as verified and in conformity with the Administrative Code of the City of New York is denied (see memorandum on companion motion, Calendar No. 38 of November 18, 1955). Petitioners' application to file a new petition is also denied as the applicable provisions of the Administrative Code (sec. 686e-1.0) which govern herein afford no such relief. Also, section 23 of the Civil Practice Act has no application herein. That section states, in part: "If an action is commenced within the time limited therefor, * * *." Under the above cited section of the Administrative Code, this action was never commenced, as the failure to verify the petition is a jurisdictional defect. Nor does it satisfactorily appear that section 253 of the Civil Practice Act has any application. Section 253 deals with a "defective verification" and also an insufficient verification. The language of the Court of Appeals in Thomann v. City of Rochester (256 N. Y., 165, 172) is apposite here: "The legislature has said that a particular form of notice, conveyed with particular details to particular public officers, shall be a prerequisite to the right to sue. The courts are without power to substitute something else." Rockwell v. City of Syracuse (282 N. Y., 17) is concerned with a statutory requirement of service of a verified notice of claim against a city. A typewritten copy of an alleged verified notice was served. The Court of Appeals there say, in distinguishing between a defective verification and no verification at all (page 20 of opinion): "The case of People ex rel New York City Omnibus Corp'n v. Miller, (282 N. Y., 5), handed down herewith, is entirely different in its facts, as there was the signature of the president of the party making the claim at the end of the petition for certiorari, and a proper verification by a notary, but not signed by the president a second time. The statute would not seem to require more than one signing and one verification. There was, therefore, a perfectly valid claim, which if necessary *could be amended,* whereas in the case at bar, so far as the City could tell, there was no signature *and no verification of the claim,* and only the service of what purported to be a copy of an original which with impunity might not exist at all." (Emphasis supplied.) The complaint in that case was properly dismissed. In view of the foregoing considerations, this cross-motion is denied in all respects.
>
> On this application the intervenor-respondent seeks an order dismissing the petition on the ground that the same is unverified, whereas, as set forth in the Administrative Code of the City of New York, a petition for certiorari is required to be verified. The wording of the applicable statute, section 668e-1.0 of the Administrative Code is that certain designated persons "* * * may present to the supreme court a petition duly verified, etc." This statute is special in its nature in that it deals with particular conditions and specifies the procedure to be followed in order to obtain relief. The pertinent provisions thereof are therefore controlling over any contradictory provisions of the Civil Practice Act or any other general statute. When, therefore, the special statute provides for verification of a petition, that provision should be followed. While, despite this, there may be room for allowable amendment where a defective verification is involved, such is not the situation here, where there was no verification whatsoever (Rockwell v. City of Syracuse, 282 N. Y., 17; and cf. In re Dairymen's League, &c., v. DuMond, 201 Misc., 354; aff'd 282 App. Div., 69; 206 N. Y., 595). An acknowledgment appears at the end of the petition, but this does not constitute a verification nor even an attempted one. An acknowledgment shows, merely prima facie, that an instrument is duly executed (Breuchaud v. Bank, &c., 157 Misc., 375, and cases cited). A verification, on the other hand, "is an affidavit attached to a statement, as to the truth of the matters therein set forth" (Carmody-Wait Cyc. of N. Y. Prac., p. 473). Moreover, prosecution for perjury is attendant upon false statements in a verified claim (cf. Rockwell v. City of Syracuse, 282 N. Y., 17, 19). For the foregoing reasons the court takes the view that the lack of verification of the petition herein is a jurisdictional defect and accordingly the petition is dismissed and the order of certiorari vacated. Settle order." (N.Y.L.J. December 8, 1955, page 9)

CALENDAR

DOCKET

New Cases filed up to December 13, 1955

Cal. No. Dept. Premises Affected

961-55-SA—Bengal Gas Ranges (for heating and cooking), Models AA, AB, AC, AD, AE, AG and BG, manufactured by Bengal Range Division of John Wood Co., Appliance.

962-55-A—H.B.B.—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn, Alt. 2890-55—re egress.

963-55-A—F.D.—Re: packaging and marketing of combustible mixture "One Shot" Ronsonol lighter fluid in New York City (container not in accordance with Administrative Code requirements, Decision.

964-55-BZ—H.B.Q.—218-11 Spencer avenue, north side, 90 ft. east of 218th street, Block 10692, Lots 28 and 30, Queens Village, Borough of Queens, Alt. 3096-54—re G-1 area district, proposed increase in volume from 1 to 2 families in a residence use district.

965-55-SA—Cobra Gas Appliance Connector, Models K100, K110 and K120, manufactured by Cobra Metal Hose Division of DK Manufacturing Co., Appliance.

966-55-SA—McCleary's Mechanized Brush-Spotter (for use in Dry Cleaning plants), manufactured by The Schleuter Co., Appliance.

967-55-SA—Condenser Service and Engineering Co., Inc. Fuel Oil Preheater, manufactured by Condenser Service and Engineering Co., Appliance.

968-55-A—H.B.M.—13-19 White street, south side, 135.2 ft. east of West Broadway, Block 178, Lot 25, Borough of Manhattan, Alt. 1560-55—re egress, etc.

969-55-SM—Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage ank (with sump), manufactured by Queens Tank and Boiler Corp., Material.

970-55-SM—Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage Tank (with flanged and dished heads), manufactured by Queens Tank and Boiler Corp., Material.

971-55-A—H.B.M.—230 West 27th street, south side, 359 ft. 8½ in. east of 8th avenue, Block 776, Lot 56, Borough of Manhattan, Alt. 1405-55—re egress.

972-55-SA—Virginia Barrel Co. Infra-Red Drying Oven (for paints, varnishes, and silk screen painting); manufactured by Virginia Barrel Co., Appliance.

973-55-BZ—H.B.B.—135 Plymouth street, northeast corner of Adams street, Block 18, Lot 1, Borough of Brooklyn, Alt. 1676-54—re loading berths, etc.

974-55-A—H.B.B.—135 Plymouth street, northeast corner of Adams street, Block 18, Lot 1, Borough of Brooklyn, Alt. 1676-54—re exits.

975-55-A—H.B.B.—108-110 York street and 110-118 Jay street, southwest corner, Block 64, Lot 8, Borough of Brooklyn, Amendment to Alt. 2278-54—re egress.

976-55-A—F.D.—46-02 5th street, west side, from Standard Canal to 47th avenue, Block 21 and 22, Lot 1, Long Island City, Borough of Queens, Decision re Order No. 9620-5—re Discontinue use of 20 Ton CO_2 Receiver—not of approved type.

977-55-BZ—H.B.Bx.—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx, Alt. 1112-55—re extension to funeral parlor—area excessive.

978-55-BZ—H.B.Bx.—650-668 Nereid avenue, south side, from Matilda avenue to Richardson avenue, Block 5041, Lot 26, Borough of The Bronx, N. B. 1850-55—re gasoline service station, repairs, lubritorium, car wash, overnight parking, etc. residence and business use district.

979-55-BZ—H.B.Q.—206-09 to 206-17 Hollis avenue (206-11 official) and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens, N.B. 4956-55—re gasoline service station, lubritorium, office, sales, car washing, parking and storage, etc.; ground sign, etc.

980-55-A—150 East 42nd street and 133-155 East 41st street, north side, from 3rd avenue to Lexington avenue, Block 1296, Lot 20, Borough of Manhattan, B.N. 2592-55—re height of scaffolds.

Restored to Docket

247-52-A—Vol. III—H.B.Bx.—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx, Alt. 760-55—re egress; curb cut.

360-50-SA—ABC Oil Burner, Model 55 (reopened for report as to amendment for additional name—Richmond, Models P10AA, P1AAE and P1pAA H3), manufactured by Automatic Burner Corp., Appliance.

1429-39-SM—Vol. III—Rockland Concrete Masonry Units (reopened for report as to change of corporate name—Rock-Crete Products, Inc.), manufactured by Rockland Concrete Sales Co., Inc., Material.

383-54-SM—Rock-Crete Standard and Jumbo Size Cinder Concrete Brick (reopened for report as to change of corporate of name—Rock-Crete Products, Inc.), manufactured by Rock-Crete Corp., Material.

212-27-BZ—Vol. II—H.B.Bx.—3200-3220 Jerome avenue and 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of the Bronx, Alt. 760-55—re loading berth.

754-53-BZ—Vol. II—H.B.Q.—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1—temporary, Flushing, Borough of Queens, N.B. 3853-53—re gasoline service station, lubritorium, minor repairs, car washing, parking for cars waiting to be serviced, etc. in a residence use district.

326-41-BZ—Vol. II—H.B.B.—222 Homecrest avenue, west side, 80 ft. 5 in. south of Avenue V, Block 7372, Lot 16,

CALENDAR

Borough of Brooklyn, Alt. 4377-54—re proposed continued use of a frame building for a seven car garage located in a residence use district.

479-55-BZ—Vol. II—H.B.M.—2328-2332 1st avenue, east side, 50 ft. 5½ in. south of East 120th street, and 407-411 East 119th street, Block 1807, Lot 48, Borough of Manhattan, Amendment to Alt. 1790-54—re proposed extension of parking lot into a residence use district.

711-53-BZ—Vol. II—H.B.Q.—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, between Murdock avenue and 191-01 to 191-07 114th road, Block 1107, Lot 1, St. Albans, Borough of Queens, N.B. 3535-55—re gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, parking and storage of motor vehicles, etc.

127-46-BZ—Vol. II—H.B.Q.—46-11 to 46-21 Hollis court and 46-02 to 46-16 189th street, northwest corner, and 188-12 to 188-20 46th street, Block 5528, Lot 1, Flushing, Borough of Queens, N.B. 4583-55—re gasoline service station, lubritorium, minor repairs, auto washing, parking for more than five cars, etc.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs. Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules..... April	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules..... Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules..... May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of..... May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... Mar.	22, 1955.
Sprinkler, Rules ..... June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules..... June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).. Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

DECEMBER 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for decision; hearing closed.

710-55-BZ

APPLICANT—Ingram S. Carner, for Bertha Stratford, owner (Henry Kelly, lessee).

SUBJECT—Application September 13, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing, (non-automatic), office, storage and sale of auto accessories and parking of cars waiting to be serviced, without required setback from street.

PREMISES AFFECTED—246-02 to 246-08 South Conduit avenue, 138-57 to 138-59 246th street and 246-01 to 246-03 139th avenue, southeast corner, Block 13622, Lot 5, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed.

35-34-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Estate of Fannie Levy, Albert L. Levy, Executor, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in a residence use district parking and storage of more than 5 cars.

PREMISES AFFECTED—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.

Laid over from November 29, 1955, to December 20, 1955, for inspection and decision; hearing closed.

CALENDAR

247-55-BZ

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy of first floor from store to restaurant, bar and cabaret, and on the second floor office to restaurant.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

Laid over from November 29, 1955, to December 20, 1955, for inspection and decision; hearing closed.

248-55-A

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24 —23 tentative, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.

SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

Laid over from November 9, 1955 to December 6, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for inspection and decision.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G Realty Corp., owner.

SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.

PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

Laid over from November 9, 1955, to December 6, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for inspection and decision.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V —re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

Laid over from October 25, 1955 to November 15, 1955, at the request of an objectant, applicant concurring; no further requests for adjournment; then to December 6, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for inspection and decision; applicant having been notified.

905-53-BZ—Vol. II

APPLICANT—John Missale, owner.

SUBJECT—Application reopened June 14, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed use of light manufacturing in a 1 story building of class 3 construction.

PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue, Block 4683, Lot 49, Borough of The Bronx.

Laid over from December 6, 1955 to December 20, 1955, to permit adequate notice to affected property owners.

440-55-BZ

APPLICANT—Samuel Rosenblum, for Peter Doelger Realty Co., Inc., owner.

SUBJECT—Application June 3, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the proposed extension of the first story of a new building which exceeds the permissive coverage.

PREMISES AFFECTED—301-305 East 72nd street and 1392-1402 2nd avenue, northeast corner, 300-302 East 73rd street, Block 1447, Lots 1, 49, 50, 51, 52 and 149, Borough of Manhattan.

Laid over from December 6, 1955, to December 20, 1955, for inspection and decision; hearing closed.

803-55-BZ

APPLICANT—Peter A. Scarano, for Causeway Builders, Inc., owner.

SUBJECT—Application October 14, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 district, the existence of a 2 family, 2 story residence of class 4 construction without the required setback from the street.

PREMISES AFFECTED—160-26 21st road, south side, 25.07 ft. east of Clintonville street, Block 4879, Lot 32, Whitestone, Borough of Queens.

Laid over from December 13, 1955, to December 20, 1955, for applicant to file proof of service.

398-40-BZ—Vol. II

APPLICANT—Nuark Realty Corp., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an FF area, residence use district, the maintenance of a dwelling without the required setback, with side yards less than the required widths.

PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 ft. south of Bruckner boulevard, Block 3659, Lot 20, Borough of The Bronx.

CALENDAR

830-55-A

APPLICANT—Harry Atkin, Acting Borough Superintendent.
OWNER OF RECORD—Nuarb Realty Company.
SUBJECT—Application October 17, 1955—re Revocation of Certificate of Occupancy No. Alt. 543-39.
PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 ft. south of Bruckner boulevard, Block 3659, Lot 20, Borough of The Bronx.

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.
SUBJECT—Application reopened July 12, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.
PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

262-55-BZ

APPLICANT—Kenneth W. Milnes, for Anna Demyan, owner.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E 1 area district, the one-story extension of an existing structure without the required setback from the street line, and to permit the erection of an illuminated sign, and to permit the parking of cars on the unbuilt portion of plot on west side of building.
PREMISES AFFECTED—1113 Victory boulevard, west side, 60 ft. south of Melrose avenue, Block 247, Lot 4, Sunnyside, Borough of Richmond.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.
SUBJECT—Application reopened May 24, 1955 as Vol. II —re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.
PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

551-54-BZ

APPLICANT—Victor G. Madonia, for Catherine DePalma, owner.
SUBJECT—Application June 28, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of an existing non-conforming use by the erection of an addition to a 2-family residence.
PREMISES AFFECTED—86-58 260th street, northwest corner of 87th avenue, Block 8818, Lots 1 and 3, Bellerose, Borough of Queens.

719-54-BZ

APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.
SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of one-story, four-car private garage at rear of plot, to motor vehicle repair shop.
PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.

720-54-A

APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.
SUBJECT—Application September 21, 1954—re Appeal from a decision of the borough superintendent—re non-fireproof building—extension in height.
PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.

277-55-BZ

APPLICANT—De Rose and Cavalieri, for Giulio Mariani, owner.
SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail and residence use, D area, Class 1 height district, the change in occupancy of premises to a bar and grill, restaurant and cabaret from a restaurant, bar and grill.
PREMISES AFFECTED—2705 Wilson avenue and 1289-1295 Allerton avenue, northwest corner, Block 4527, Lot 1, Borough of The Bronx.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.
SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.
PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

837-55-BZ

APPLICANT—Siegel and Green, for Maspeth Warehouse, Inc., owner (Smilen Brothers, lessees).
SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, proposed patron and employees' parking lot for a supermarket.
PREMISES AFFECTED—2916-2924 Gravesend Neck road and 3442-3454 Nostrand avenue, southwest corner, Block 7362, Lot 8, Borough of Brooklyn.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.
SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.
PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1955, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 20, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

612-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.
SUBJECT—Application July 6, 1955—Slattery Gas Range (built-in type) Models 5556 and 22, approval of.

CALENDAR

511-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.
SUBJECT—Application June 23, 1955—Slattery Domestic Gas Ranges, Models 5590, 5588, 5500, 5530, 5520 and 55, approval of.

646-55-SA

APPLICANT—L. C. Armitage for Welbilt Corp., owner.
SUBJECT—Application July 27, 1955—Welbilt Insulated Gas Ranges, various models, approval of.

333-53-SM

APPLICANT—Morris Dorf, for Triumph Metal Products Inc., and Acme and Dorf Metal Door Corp., owners.
SUBJECT—Application reopened March 8, 1955—re amendment as to modification of construction—re Tride One and One-half Hour Hollow Metal Flush Type Fire Door; previously approved.

657-40-SM

APPLICANT—Triangle Steel Products Corp., owner-manufacturer.
SUBJECT—Application reopened November 9, 1955—re amendment to resolution as to modification of construction—re Triangle Three-Hour Hollow Metal Fire Door; previously approved.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.
PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.
SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

723-55-A

APPLICANT—Frank Lloyd Wright, for Solomon R. Guggenheim Foundation, owner.
SUBJECT—Application September 14, 1955—Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—1071 Fifth avenue, east side, from East 88th to East 89th streets, Block 1500, Lot 1, Borough of Manhattan.

918-54-A

APPLICANT—Joseph Lau, for 450 6th Avenue Realty Corp., owner.
SUBJECT—Application November 24, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—450-454 Avenue of The Americas, east side, 34.6 ft. south of West 11th street, Block 574, Lot 5, Borough of Manhattan.

833-55-A

APPLICANT—T. R. Galloway, for Drith Corp., owner (Consolidated Edison Co. of New York, Inc., lessee).
SUBJECT—Application October 14, 1955—re Appeal from decisions of the borough superintendent—height of fence contrary to code.
PREMISES AFFECTED—275-289 Plymouth street, north side, 90 ft. west of Hudson avenue, Block 22, Lot 7, Borough of Brooklyn.

72-48-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bush Terminal Building Co., owner (Beech-Nut Packing Co., lessee).
SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from a decision of the fire commissioner—for a variation of the Labor Law so as to permit smoking in a factory.
PREMISES AFFECTED—132-184 39th street (146-168 displayed) and 3902-3924 2nd avenue, southwest corner, 5th floor, Building 19, Block 706, Lot 1, Borough of Brooklyn.

980-55-A

APPLICANT—The Patent Scaffolding Co., Inc., owner (Chesebro-Whitman Co., agent).
SUBJECT—Application December 13, 1955—Appeal from a decision of the borough superintendent re height of scaffold exceeding that permitted by resolution of Board under Cal. 364-44-SM.
PREMISES AFFECTED—150 East 42nd street and 133-155 East 41st street, north side, from 3rd avenue to Lexington avenue, Block 1296, Lot 20, Borough of Manhattan.

387-55-A

APPLICANT—William H. Hickin, for E. I. du Pont de Nemours and Co., owner.
SUBJECT—Application May 9, 1955—Appeal from a decision of the fire commissioner re Classification of Blasting Agent known as "Nitramon" and "Nitro-Carbo-Nitrate" for use in New York City.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 10, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956.

CALENDAR

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).
PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over to November 9, 1955, for inspection and decision; hearing closed; then to November 22, 1955, for further inspection and hearing at that time; then to December 6, 1955, for further inspection and decision; then to January 10, 1956, for inspection and decision; hearing closed.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.
SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.
PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.
SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.
PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

Laid over from November 29, 1955, to December 6, 1955, for further hearing; then to January 10, 1956, for inspection and decision; hearing closed.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.
SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street— proposed widening of Springfield boulevard.
PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.
SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.
PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).
SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.
PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).
SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fireproof construction, area excessive.
PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.
PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

386-55-BZ

APPLICANT—Lama, Proskauer, and Prober, for Fire-O-Matic Corp., owner.
SUBJECT—Application May 2, 1955—re (decision of the the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.
PREMISES AFFECTED—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.
SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of

CALENDAR

the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

537-55-BZ

APPLICANT—Leonard F. Rothkrug, for Pick Quick Foods, Inc., owner (Key Foods Stores, Inc., lessee).

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a local retail use district proposed parking lot for the use of patrons of Key Food Stores (no fee to be charged), proposed curb cut and entrance to parking lot within 75 ft. of the residence use district.

PREMISES AFFECTED—9516-9524 3rd avenue, northwest corner of 96th street, Block 6116, Lots 37-39 inclusive, Borough of Brooklyn.

557-55-BZ

APPLICANT—Harry G. Savran, for Pater Realty Co., Inc., owner (42-64 West 30th Street, Corp., lessee).

SUBJECT—Application July 7, 1955—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district the erection of a storage garage for more than 5 motor vehicles.

PREMISES AFFECTED—48-64 West 30th street, south side, 100 ft. east of Avenue of The Americas, Block 831, part of Lot 78, Borough of Manhattan.

828-55-BZ

APPLICANT—Charles A. Buckley, Jr. for Pennsylvania Tunnel and Terminal Railroad Corp., (Palace of Progress, Corp., lessee).

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a Class 1½ and partly in a class 2 height district, the erection of a building with street walls in excess of the heights permitted by section 8 subdivisions (f) and (g) of the zoning resolution.

PREMISES AFFECTED—Entire block bounded by 201-271 West 31st street, 200-270 West 33rd street, 380-418 7th avenue and 420-458 8th avenue, Block 781, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II —re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

975-55-A

APPLICANT—Leonard F. Rothkrug, for Purvis Estate, Inc., owner.

SUBJECT—Application November 29, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—108-110 York street and 110-118 Jay street, southwest corner, Block 64, Lot 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January* 13, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 17, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street; then to January 17, 1956, for further consideration by the Board and additional information to be submitted by the applicant.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under sec-

CALENDAR

tion 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from November 29, 1955, to December 13, 1955, for consideration and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

950-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed change of occupancy on the second and attic floors, from dwelling to business use.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

39-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

378-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application May 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).

SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.

PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

409-55-BZ

APPLICANT—Robert Gottlieb, for Aznive Haig, owner (Chris Walsh, lessee).

SUBJECT—Application May 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from 3 car garage to motor vehicle repair shop (hand tools only) for a term of 3 years.

PREMISES AFFECTED—1601 Bussing avenue, west side, 6.25 ft. north of East 232nd street, Block 4857, Lot 76, Borough of The Bronx.

CALENDAR

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 17, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

164-55-A

APPLICANT—Regan and Barrett, for Park Avenue-Fifty-Ninth Street Corp., owner (National City Bank of New York, lessee).

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—Revocation of Permit re Alt. 1642-52.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, Borough of Manhattan.

816-55-A

APPLICANT—Regan and Barrett, for Park Ave. Fifty-Ninth Street Corp., owner.

SUBJECT—Application October 6, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re change in use.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, orchestra and stadium, Borough of Manhattan.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.

SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—462-472 West 22nd street, south side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.

PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

CALENDAR

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.
PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.
SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.
PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.
SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.
PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from December 13, 1955 to January 24, 1956, for inspection and decision; hearing closed.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.
SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.
PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from December 13, 1955, to January 24, 1956, for inspection and decision; hearing closed.

800-55-BZ

APPLICANT—T. S. Nilsen, for J. F. and Mary E. Lombard, owners.
SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the relocation of an existing dwelling on a lot so as to have less than the required 15 ft. setback from the line of Horace Harding expressway as widened.
PREMISES AFFECTED—61-11 213th street, southeast corner of Horace Harding boulevard, Block 7603, Lot 1, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 24, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

825-54-A

APPLICANT—Recordak Corp., for Eastman Kodak Co., owner.
SUBJECT—Application October 20, 1954—re Appeal from an order and a decision of the fire commissioner—relating to a film vault.
PREMISES AFFECTED—235-239 West 23rd street, north side, 347 ft. west of 7th avenue, Block 773, Lot 24, Borough of Manhattan.

692-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.
SUBJECT—Application August 3, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 31, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.

CALENDAR

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).
PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.
SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.
PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.
SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.
PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.
SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.
PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.
SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.
PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).
SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.
PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.
SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, ½ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.
PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 31, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.
SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.
SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.
SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.
PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.
SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 13, 1955, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday mornings and afternoons, November 22 1955, and November 29, 1955 were approved as printed in the Bulletins of November 29, 1955, and December 6, 1955, Vol. 40, Nos. 48 and 49.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol Goldman, Norton Goldman and Leo Goldman, owners.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district, the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).

PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles I. Goldman and Sol. Goldman.

For Opposition: Daniel J. Drout.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A.M. for inspection and decision; hearing closed.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III—re (decision of the borough superintendent) under section 21, of the zoning resolution, to permit in a residence and business use district, the proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1956, at 10 A.M. for further consideration and decision; hearing previously closed.

677-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district, the proposed extension in area of plot and extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus, Leon Terk and Murray Rosenstruck.

For Opposition: George C. Johnston, Jr., Marx Nicolaides, Steve Toufexis, Ernest Hassberg, Henry Heinzmann, Line Heinzmann and Mary Kalcich.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Ellwyn F. Hayslip, Helen L. Frey and Stephen E. Faherty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1956, at 10 A.M. for further consideration and decision; hearing closed.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Haas, owners.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Sharf, Jacob S. Schulman, George Fass, Edward L. Tuohy, Norman Stoller, M. B. Prone, Jack Belgel, John D. Stacy, I. M. Rosenthal, Jacob Brody, Inez Sullivan, Abraham Roseman, Harry Rosen, Fanny Dale, Simon Lopata, Phil Kaplan, Mildred Baker, Sylvia Levine, Belle Cohen, Gerda Kweller, Lucille Allen, Min Fass, Mollie Lovett, Dorothy Brunstine, Mollie Sykoff, Ruth Prince, Sherry Passes, Faye Stoller, Wilfred E. Tighe, William J. Gray, William T. Halloran, Meredith D. Curtin, Murray Rosof, Helen Cleary, Betty Alexander, Mabel Friedman, Sidney Friedman, Pearl Altman, Ruth Spaet, L. Meyer, Edith Wagner, Mr. & Mrs. Michaels, George Patz and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

MINUTES

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Y. Meyer.

For Opposition: C. J. Cammarata for N.Y.C. Housing Authority and Esther Weissberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A.M. for inspection and decision; hearing closed.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application August 2, 1955—Appeal from a decision of the borough superintendent, re non-fireproof construction.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Y. Meyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A.M. for inspection and decision; hearing closed.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use, C area district, the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: Jack Cohen, Sam Schneider and M. Horowitz.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A.M. for inspection and decision; hearing closed.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony Salvati.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A.M. for inspection and decision; hearing closed.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1956, at 10 A.M. for further consideration by the Board and additional information to be submitted by the applicant; hearing previously closed.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—(decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1956, at 10 A.M. in conjunction with 573-55-BZ, applicant having been notified.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A.M. for consideration in relation to proposed Throggs Neck Housing Project; hearing closed.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile show-room, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment,

lubrication, under coating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Carl H. Salminen, Robert A. Benjamin and Samuel L. Benjamin.

For Opposition: Henry J. V. Werner, Sylvester J. Garamella, Jerome F. Uhlinger, Mrs. D. Fotiades, Alvin Seeman, Mr. & Mrs. Francis Raymond, Mario Garamella, John Coppola, Joseph L. Guilhem, Frederick T. Frost, Mrs. L. B. Sommer, R. L. Sattler, Robert Hertzberg, Mrs. Sheperd Levine and E. Strubant.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A.M. for inspection and decision; hearing closed.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.

SUBJECT—Application August 25, 1955—(decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs, with hand tools only, and parking of motor vehicles service with a ground sign in a retail use district, for a term of 15 years.

PREMISES AFFECTED—116-14 to 116-46 Merrick boulevard (116-32 official) west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Thomas A. Duffy, Herman Campbell, Hensen W. Williams and Jacob Geed.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A.M. for inspection and decision; hearing closed.

803-55-BZ

APPLICANT—Peter A. Scarano, for Causeway Builders, Inc., owner.

SUBJECT—Application October 14, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 district, the existence of a 2 family, 2 story residence of class 4 construction without the required setback from the street.

PREMISES AFFECTED—160-26 21st road, south side, 25.07 ft. east of Clintonville street, Block 4879, Lot 32, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Peter A. Scarano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1955, at 10 A.M. for applicant to file proof of service.

160-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Enlaw Corporation, owner.

SUBJECT—Application reopened February 23, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business and residence use district, a proposed parking lot and miniature golf course on the residence use portion of the lot.

PREMISES AFFECTED—760-778 East 189th street, south side, from Southern boulevard to Prospect avenue, 2455-2479 Southern boulevard and 2450-2480 Prospect avenue, Block 3115, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Hyman Bravin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

327-55-BZ

APPLICANT—Albert E. Deer, for Morton Pickman and Samuel M. Berley, owners (owners under contract: Esso Standard Oil Co.)

SUBJECT—Application April 20, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy and Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class ½ height district; Hillside avenue and 202nd street are in residence and local retail use, E-1 and D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 21, 1955 acting on N.B. Applic. 1088-55, reads:

"1. Proposed erection of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service for a term of fifteen (15) years in a Local Retail Use District is contrary to Art. 2, Section 4C, of the Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 100.08 ft. frontage by 98.35 ft. in depth, vacant, except for two billboards erected under building department permits; that it is proposed to erect a one story building of class 3 construction, 61 ft. front, 30 ft. in depth, 14 ft. in height, and to occupy the premises as a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repair shop with hand tools only, and the parking of motor vehicles awaiting service, for a period of 15 years; and

WHEREAS, the applicant states that on July 25, 1916 the plot was zoned for business use abutting residence use; that an amendement dated July 17, 1947, C.P. 4883, rezoned the business use to local retail use abutting residence use; that also in 1916 the plot was zoned for class 1 height and class D area; that under amendment dated June 30, 1952, C.P. 9011, the height class was changed from 1 to ½; that the class D area remains unchanged for the plot in question;

that however, the abutting residence use property was rezoned from D to E-1, also on June 30, 1952, C.P. 9011; and

WHEREAS, the applicant further states that existing conditions, in addition to the presently legally permitted billboards, show that the plot is about an average of 2 ft below grade and that there is no sidewalk or curb along Hillside avenue, or along 202nd street; that Slip Applics. 10097-28 and 10379-28 were approved on November 20, 1928 and November 28, 1928, respectively; that the plot will be graded substantially to the level of the two streets, retaining walls along the easterly and southerly lot lines will be erected as required, new sidewalk and curb to legal City grade and width will be constructed along Hillside avenue and new sidewalk along 202nd street; that the proposed accessory building will be one story in height, with no cellar, and will be finished on the two street fronts with face brick and porcelain enamel bands; that the two interior sides will be completed with common brick; that the building will be located along the rear or southerly lot line and there will be no openings therein, in the rear wall; that the building will be set back about 26 ft. from the 202nd street lot line so that the windows in the porch of the adjoining residence to the south will not be obstructed; that along the interior lot lines there will be erected masonry and wrought iron picket walls to a total height of 5 ft. 6 in.; that the masonry wall, finished with face brick similar to the finish of the accessory building, will be 2 ft. in height and the wrought iron pickets will be 3 ft. 6 in. in height; that a return wall with a total height of 4 ft., consisting of 2 ft. masonry and 2 ft. wrought iron pickets, will be erected along the lot line of 202nd street for a distance of 33 ft.; that suitable planted areas protected with 6 in. concrete curbing will be provided as shown on plan submitted with this application and the yard area will be paved with asphaltic concrete paving; that there will be ten 550 gallon gasoline tanks and four low type gasoline pumps set back a minimum distance of 15 ft. from the Hillside avenue lot line, one 550 gallon waste oil tank and one 550 gallon fuel oil tank together with a Gilbert & Barker approved type ceiling suspended furnace in the store room; that in addition to the new sidewalks and curb as aforementioned, there will be two 30 ft. curb cuts, including splays, on Hillside avenue and one 20 ft. cut on 202nd street; that there will be no cut nearer than 5 ft. to any lot line as prolongated; that the cut on 202nd street will be within 25 ft. from the intersection and section 7A does not apply; that there will also be erected one post standard with an "Esso" brand sign in the location as shown and overhanging the lot line of Hillside avenue 4 ft.; that the macadam paving on Hillside avenue ends about 15 ft. from the legal curb line and this so-called shoulder will be graded and paved in front of the property; and

WHEREAS, the applicant contends that under Cal. No. 708-54-BZ the Board granted a variance for a gas station on a plot of ground approximately 100 ft. by 100 ft. located at the southeast corner of 201st street and Hillside avenue; that this plot was located in a residence use district; that under Cal. No. 673-53-BZ, Vol. II, the Board recently granted a variance for a gas station in a residence use district at the northwest corner of Hillside avenue and 197th street at Fotthill avenue; that it is to be noted that the plot under consideration in this application is located in a local retail use district; and

WHEREAS, the applicant further contends that the shopping center and customer parking lot located in block 10532, lot 120 and block 10533, lot 1, located across Hillside avenue from the proposed site, extends from 202nd street easterly, a distance of about 800 ft. to the west side of Francis Lewis boulevard; that in so-called spot zoning, the City Planning commission adopted an amended zoning resolution on March 24, 1952 under C.P. 8869 rezoning the aforementioned property from residence and local retail to restricted retail use and from E district to D district for area; that the rezoning application was granted at the property owner's request to facilitate the erection of the shopping center with accessory off street parking facilities; that there was no objection to this rezoning and the commission deemed the proposed rezoning warranted and desirable; that the center has been completed and numerous stores for various items are now in operation; that the erection of this shopping center has a tendency to discourage small store and shop owners and there is no need or demand for such use at the property under appeal; that Esso Standard Oil company had maintained a gasoline service station on the south side of Hillside avenue near the intersection of 207th street for over 15 years; that this station was permitted by the Board for 2 and 5 year terms under Cal. No. 641-30-BZ, Vols. I, II and III; that however, this property has been taken by the City and the gas station has been demolished; that the Board of Education has erected a public school playground along the block front of Hillside avenue between 207th and 208th streets; that the work has recently been completed; that the Board's consideration is requested in this present application for the replacement of the gas station at the former 207th street location; and

WHEREAS, the applicant contends that the owners have held this property since March 10, 1950; that they have been unable to develop the property in conformity with the existing local retail use, although they have made diligent efforts to do so; that efforts to sell this property for a conforming use at a fair market price have proved fruitless; that however, a purchase contract has been entered into with the Esso Standard Oil company, subject to a favorable zoning variance and in the event the variance is granted, the Esso company will erect the proposed modern gasoline service station; that Hillside avenue is a main traffic artery and principal route for both commercial and pleasure type vehicles extending from about the Kings County line to the Nassau County line and there is a definite need for an Esso modern gasoline servicenter; and

WHEREAS, the applicant states that the present owner has held title to the property since March 10, 1950 and that the assessed valuation of land is $12,500; and

WHEREAS, the premises were subject to public hearing which was closed on November 22, 1955, and the application was laid over for inspection, which was made, and for decision on December 13, 1955.

Resolved, that the application be and it hereby is *withdrawn.*

137-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Milton Cole d/b/a Crescent Auto Service, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension in area of a gasoline service station, previously approved by the Board, to include auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—148-26 to 148-36 Hillside avenue, south side, 103.25 ft. east of 148th strect, Block 9694, Lot 17, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 12, 1955 subject to regular procedure, to consider extension of area and use; and

WHEREAS, a public hearing was held on this application on November 22, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning

resolution show that the site and Hillside avenue are in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1955 acting on Alt. Applic. 1078-55, reads:

"1. The extension of a gasoline service station located partly in a residence and partly in a business use district, previously approved by the Bd. of Standards and Appeals under Cal. #137-40-BZ, to include gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only, 10-one car garages, parking and storage for more than 5 motor vehicles, is contrary to Art. 2 Secs. 3 and 4a (29) (46) of the Zoning Resolution and must be referred back to the Bd. of Standards & Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 139.60 ft. in depth, irregular; that it is proposed to extend the area of the gas station by including present lot 21; that the present gas station and garage buildings will remain undisturbed; that the present gasoline pumps will be shifted and a pump island will be installed on lot 21, located 15 ft. back of the building line; that the east lot line of the site adjoins the masonry lot line wall of an adjoining store building; that a woven wire fence with a total height of 5 ft. 6 in. will be provided along the portion of the lot lines where no adjoining walls occur; that this extended lot will be used principally for the parking and storage use as presently approved, with a front portion forming a part of the gas station area, with a new curb cut as shown; that it is also proposed to include minor repairs with hand tools only within the present accessory building; and

WHEREAS, the applicant states that the premises in question consists of an interior plot of ground with a frontage of 125 ft. on Hillside avenue and a depth of approximately 139 ft.; that this site consists of two tax lots; that present lot No. 17, with a frontage of 75 ft., is an existing gas station which was reconstructed under Cal. No. 137-40-BZ; that in addition to the gas station, this lot contains a building housing eight 1-car garages; that this plot is covered by certificate of occupancy No. Q-29916, a copy of which has been filed with this application; that the balance of the plot (present lot 21) with a frontage of 50 ft. on Hillside avenue, is occupied as a parking lot, which use was approved by the building department under Alt. Applic. No. 436-55; that both of these lots have been tentatively consolidated into a single lot, known as lot No. 17; and

WHEREAS, the applicant contends that Hillside avenue is an extremely heavily travelled traffic artery in this area and the present proposal will considerably ease ingress and egress facilities for the gas station; that the site is partly bounded on both sides by masonry lot line walls of adjoining buildings; and

WHEREAS, the applicant states that the present owner has held title to lot 17 since November 22, 1944 and to lot 21 since February 28, 1955; that the assessed valuation of land is $69,000 and of the building $11,000 making a total of $80,000; that the building was erected in 1939; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and it is noted that this matter was subject to extension granted by the Board under Volume I; the station was a legal conforming use having been originally constructed in 1920; under F.D. plan 750—1920, before the amendment to the Zoning Resolution precluding gasoline service stations in business districts; the station, at that time, appears to have occupied the space originally permitted under Section 21; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of a legal non-conforming use, established in 1921, to include additional premises, now occupied under a Certificate of Occupancy for parking, substantially as proposed and as indicated on plans filed with this application marked, "Received June 22, 1955" (3 sheets) and "November 16, 1955" (one sheet) *on condition* that all buildings and uses now proposed to be continued shall be removed and the plot shall be levelled substantially to the grade of Hillside avenue and shall be surfaced with concrete or asphaltic pavement; that the additional pumps may be permitted where shown and erected not nearer than fifteen feet to the street building line and shall be of a low approved type; that there may be two additional 550 gallon approved gasoline storage tanks; that the parking on the premises, where now maintained, may be continued under Section 7c including the existing one-car garages for which there is an outstanding approved permit; that fences shall consist of a woven wire fence on the rear lot line from easterly point at the rear to the existing garages, and along the westerly lot line, where shown, and along the easterly lot line where shown up to the building on the adjoining lot, No. 23; that as required in the resolution adopted by the Board under Volume I on September 10, 1940, all signs shall be removed from the walls of the adjoining buildings to the east and to the west; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet, but such post shall be removed so as to be not nearer than ten feet to the adjoining premises on Lot No. 23; that sidewalks and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that curb cuts may be permitted, as shown, consisting of three curb cuts not over thirty feet in width; that no portion of any curb cut shall be nearer than five feet to a side lot line as extended; that under Section 7*i* there may be minor repairing with hand tools only for adjustments maintained within the accessory building; that the requirements of the resolution adopted by the Board on September 10, 1940 shall be compiled with where not inconsistent with this amended resolution; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

486-47-BZ

APPLICANT—John F. Fitzsimons, for Robert Romanelli, owner.

SUBJECT—Application reopened November 22, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the bailing of paper.

PREMISES AFFECTED—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD: Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on February 25, 1948 this application was granted by the Board on certain conditions under section 7c of the zoning resolution, for a term of two years, to permit in a residence use district, on the unbuilt upon portion, to be used as an extension of existing junk shop for the stor-

age of rags, scrap metal, paper storage and the baling of paper; and

WHEREAS, time to obtain permits and complete the work was extended on September 14, 1948 and May 16, 1950; and

WHEREAS, the term of variance was extended on May 16, 1950, and May 19, 1953; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which has expired by time limitation on May 19, 1955; and

WHEREAS, this application was reopened on November 22, 1955 and set for hearing on December 13, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 13, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 4, 1955 acting on Alt. Applic. 281-47, reads:

> "1. Request for renewal of approval for use of premises located in a residence zone for junk yard, scrap metal, rags & paper storage and baling denied as approval by Bd. of St. & App. expired May 19, 1955 Cal. 486-47-BZ and is contrary to Art. II Sec. 3 of Zoning Res."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1948, as amended by resolutions adopted through May 19, 1953 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

> "*granted* under Section 7, subdivision c for a term of five years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be compiled with in all respects; and that all permits, including a new certificate of occupancy shall be obtained within six months from the date of this amended resolution."

111-51-BZ

APPLICANT — George G. Miller, for 514 West 147th Street Corp., owner.

SUBJECT—Application reopened and restored to docket October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change in occupancy of 1st and 2nd floors to office and factory, (previously dismissed), and change of occupancy of cellar to storage of film.

PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh and Raphael Brooks.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 20, 1953 subject to regular procedure and restored to the docket; previously dismissed as Vol. I under section 7a; and

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 147th street is in residence and business use, B area, class 1½ height districts; Amsterdam avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 16, 1955 acting on amendment to Alt. Applic. 2173-50, reads:

> "4. C.O. 31259 specified cellar 1st. and 2nd. floors to be occupied as garage and service station. Upper floors office and factory. Change of occupancy of 1st. and 2nd. floors to office and factory in a Residence Use District is contrary to use permitted in Section 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 99 ft. 11 in. in depth, on which is located a seven story, class one building, covering the entire lot, 103 ft. in height, presently used as a factory, for which certificate of occupancy No. 31259-45 has been issued for cellar—boiler room, garage and storage; 1st and 2nd floors—garage and service station; 3rd to 7th floors—offices and factory; standpipe approval, fire department September 28, 1945; Sprinkler, September 28, 1945; and

WHEREAS, the applicant further states that the property which is the subject of this appeal is located on the southerly side of West 147th street between Amsterdam avenue and Broadway; that the plot has a frontage of approximately 50 ft. by 100 ft. in depth; that at the rear of this plot there is an open unoccupied space 5 ft. in depth, which extends across the full width of the lot; that along the easterly lot line, this open space extends to West 146th street, thus affording direct egress to the occupants of the subject building; that this vacant strip is known and designated as "part of lot 19" on official tax maps; that when the owners of the subject premises sold lot No. 19, adjoining, on May 31, 1946, they reserved part of it so as to afford a passageway for egress from the subject building; that it is proposed to change the legal use of garage in the cellar and on the 1st and 2nd stories, to storage of non-inflammable safety film in the cellar, and to factory use on the 1st and 2nd stories; that the cellar is now used for the storage of non-inflammable film, which requires no permit from the fire department; that this use has been in continuous existence in the cellar since long before the present certificate of occupancy was issued in 1945; that during the last world war it was used by the Government as a place for the storage of government film; that the space is periodically inspected by the fire department; that the last inspection was made six months ago; and

WHEREAS, the applicant further states that the 1st, 2nd and 3rd stories are to be used and occupied for the manufacture of plastic products (plastic shopping bags); that the 4th story is occupied for the manufacture of eye glasses and the 5th story is occupied for the manufacture of brassieres; that the 6th and 7th stories are occupied for the manufacture of dolls; that there has been no change in zone; and

WHEREAS, the applicant contends that the proposed factory use on the 1st floor will be less hazardous than the existing garage use and will be in harmony with the general purpose and intent of the zoning resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since December 19, 1945; that the assessed valuation of land is $30,000 and of the building $70,000 making a total of $100,000; that the building was erected in 1912; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit the building to be occupied as proposed and as indicated on plans filed with this application, marked "Receiver March 18, 1955," 12 sheets "June 30, 1955," 8 sheets, and "November 29, 1955," 1 sheet, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws,

rules and regulations applicable thereto other than as modified by the Board this day under Cal. 237-55-A; that such fire-fighting equipment shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

237-55-A

APPLICANT—George G. Miller, for 514 West 147th Street Corp., owner.
SUBJECT—Application March 18, 1955—re Appeal from a decision of the borough superintendent—re exits.
PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue, Block 2078, Lot 43 and part of Lot 19, Borough of Manhattan.
APPEARANCES—
For Applicant: P. D. Concagh and Raphael Brooks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated March 16, 1955 on Amendment to Alt. App. 2173 of 1950 reads:

"5. Exits should comply fully with Sec. 271 of the Labor Law including Cellar.

Note: Exterior screened stairway should meet all the requirements of Sec. 268 of the Labor Law.

Reconsideration of these Objections was denied on 2/1/55. They will not be further considered."

and

WHEREAS, the applicant states the buidling is 7 stories, 103 ft. in height, 50 ft. by 99' 11" in area of fireproof construction, erected 1912, located in a residence ue, "B" area, Class 1½ height district, used and occupied since 1912 as a factory with storage in the cellar, no persons; 1st to 7th floors: factory, 2 persons on the first floor; 35 persons on the second; 55 on the third; 17 on the fourth; 10 on the fifth; 3 on the sixth; 25 on the seventh; no change in use or occupancy is now proposed; the building is equipped with approved standpipe system and approved two source sprinkler system throughout, one interior 3 ft. 6 in. wide steel stairs, enclosed in 6 in. terra cotta blocks equipped with kalamein self-closing doors, leading direct to street but not to roof; that one fire-escape on the rear extending to roof by stairs and to street by stairs; that window and door openings on the course of the fire-escape are fireproof, self-closing; and

WHEREAS, the applicant states that this is an application for a variation of the Labor Law to accept the existing exterior stairs of sub-standard construction in lieu of a new standard interior stairs as a secondary means of egress; and

WHEREAS, the applicant contends that the existing exterior stair has heretofore been accepted as a secondary means of egress in lieu of a fire-escape permitted by the Factory Exit Rules of the Board; that the Labor Law as amended in 1947 requires an exterior screen stairway as a secondary means of egress; that the existing exterior stairs meets all of the requirements of the Labor Law as amended with the exception of the size of treads and risers; that since the difference between the treads and risers as existing and the sizes as required is so small and in view of the fact that the existing exterior screen stairs is adequate as a means of egress and has heretofore been accepted it would be a hardship to be required to reconstruct it in compliance with the Labor Law as Amended; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 2173/50, Objection No. 5, and that the appeal be and it hereby is *granted*, to permit as a second means of exit the exterior screened stairway, including the passageway to West 146th street, as proposed and as indicated on plans filed with this appeal marked "Received March 18, 1955", 12 sheets", *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 111-51-BZ, Vol. II; and that the standpipe and sprinkler systems shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner.

674-52-BZ

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.
SUBJECT—Application September 17, 1952—re (decision of the borough superintendent) under section 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, sale and storage of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; all for a term of fifteen years.
PREMISES AFFECTED—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Thomas A. Duffy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Commissioner Kleinart, Commissioner Keating and Deputy Chief Connolly 3
Negative: Chairman Murdock 1
THE RESOLUTION—

WHEREAS, this application was withdrawn, without prejudice, at request of the applicant, on June 9, 1953; and

WHEREAS, the applicant requested reopening of this application and consideration by the Board; and

WHEREAS, this application was reopened on May 3, 1955, subject to the regular procedure, for consideration of proposal; and

WHEREAS, a public hearing was held on this application on November 29, 1955, after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 21st avenue are in a business use, C area, class 1 height district and that 21st street is in residence and business use, C area and class 1 height districts; and

WHEREAS, the decisions of the borough superintendent, dated August 28, 1952 and October 27, 1955, acting on N.B. Applic. 4967-52, reads:

"1. erection of a gasoline service station, lubritorium, minor auto repairs, office and storage, parking and storage of motor vehicles in a business use district is contrary to Art. II Sect. 4(a) 46. 29 of the Zoning Resolution.

2. Proposed curb cut as shown on plans is contrary to Sect. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a modern gasoline service station consisting of ten buried 550 gallon each gasoline storage tanks; that the contemplated accessory building will have a frontage of 62 ft. and a depth of 31 ft., of class 3 construction, and contain the conjunctive uses of office and sales, lubritorium, minor auto repairs and car washing; that a portion of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that as of July 25, 1916 the premises were in a residence use district, B area and class 1¼ height district; that the present use district became effective July 1, 1924 and the present height and area districts became effective December 14, 1934; and

WHEREAS, the applicant contends that the highly modern design of the building will go far towards improving the entire community; that there are more than sufficient stores in the area for public requirements; that this highly built up area with its many homes and apartments lacks the vital service of a gasoline service station; that the premises diagonally across the street and also up 21st street to the north are in an unrestricted zone; that the premises are high in value and must be developed at this time so that continued payment of taxes will be feasible; that the proposed curb cuts on 21st street are required for the efficient operation of the premises; that these curb cuts will not affect 21st street any more than the many cuts in front of the dwellings that contain garages on their premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application, marked "Received April 28, 1955", 3 sheets, and "November 21, 1955", 1 sheet, *on condition* that all buildings and uses shall be removed from the premises and the premises arranged and constructed as shown on such plans; that the accessory building shall be without cellar and be of the design and arrangement proposed, with face brick on all sides; that gasoline pumps shall be of a low, approved type, erected not nearer than 15 feet to either street building line; that gasoline storage tanks shall be limited to ten 550 gallon approved storage tanks; that there shall be erected on the interior lot lines to the east and south a masonry wall not less than 5 ft. 6 in. in height; that such wall may be constructed with a 2 ft. masonry base with steel pickets above and shall be erected except where walls of adjoining buildings are substantially on the lot lines; that curb cuts shall be restricted to two on 21st street, each not over 30 ft. in width and two of similar width on 21st avenue with no portion of any curb cut nearer than 5 ft. to any side lot line as prolongated; that at that intersection there shall be a block of concrete, not less than 12 in. in height extending for a distance of not less than 5 ft. along either building line; that planting areas shall be maintained where indicated, properly protected with a 6 in. by 6 in. curbing and maintained at all times with suitable planting material; that there may also be parking of cars in spaces proposed, provided such parking does not interfere with the service of the station; that under Section 7i, there may be minor repairing for adjustments done solely within the accessory building and with hand tools only; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of one post standard within the intersection of 21st avenue and 21st street, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that the sidewalks and curbing abutting the premises shall be constructed, restored or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

864-52-BZ

APPLICANT—John McGinley, lessee, for Estate of John Unger, Jr., owner.

SUBJECT—Application reopened November 22, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, permitting the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot.

PREMISES AFFECTED—163 West Kingsbridge road, northeast corner of Kingsbridge terrace, Block 3253, Lots 11, 12 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: John McGinley.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on December 15, 1953 this application was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a residence and business use district, the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance which expires by time limitation on December 15, 1955; and

WHEREAS, the zone of the business use portion was changed to local retail use district; and

WHEREAS, this application was reopened on November 22, 1955 and set for hearing on December 13, 1955 at 10 A.M., subject to regular procedure, in view of change of zone and new lessee, for same use, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 13, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1955 acting on Alt. Applic. 966-55, reads:

> "1. Proposed use of premises for the parking of motor vehicles, same being located partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Sec. 4-c and Sec. 3 of the Z.R.
>
> The premises are the subject of a variance granted by the Board under Cal. #864-52-BZ. Alt. 342-52."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 15, 1953 by adding thereto:

> "to permit partly in the local retail and partly in the residence district the use under Section 7h for a term of five years, the parking of pleasure type cars only; that in all other respects the resolution of the Board as adopted December 15, 1953 shall be complied with; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained with six months from the date of this amended resolution"

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage

and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on December 8, 1953, this application was withdrawn without prejudice pending negotiations for sale of property for conforming use; and

WHEREAS, on November 23, 1954 application was reopened and restored to docket subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for inspection and decision; hearing closed; then to October 18, 1955, for inspection and decision; hearing closed; then to October 25, 1955, for full vote of the Board; then to November 9, 1955, for further inspection and decision; hearing closed; then to November 22, 1955, for inspection and decision; then to December 13, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 222nd street are in residence and retail use, C area, class 1 height districts; Eastchester road is in a retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 11, 1955 acting on N.B. Applic. 199-55, reads:

"1. In a Residence and Retail use district the proposed "Auto Laundry, Lubritorium, Sales Room, Boiler Room and Toilet Rooms" are contrary to Sect. 3 and 4-A of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 111.11 ft. and 80.18 ft. frontage by 162.17 ft. and 75 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 54 ft. front by 32 ft. in depth, one story, 15 ft. in height, of class 3 construction, to be used as lubritorium, auto wash, storage and sale of accessories and office; that it is further proposed to install eight 550 gallon gasoline tanks with four dispensing pumps and to install a curb cut on East 222nd street and two on Eastchester road; and

WHEREAS, the applicant contends that at the present time a portion of this property located within 100 ft. of Eastchester road is in a retail district and the remainder is in a residence district; that prior to October 18, 1949 all of the property was in a business district but on that date the zoning was changed as stated above; that Eastchester road is a heavily travelled thoroughfare and there are no gas stations or automobile service facilities in this vicinity; that the erection of a modern gas station would serve a community need and would also afford service for motorists using Eastchester road; that although the frontage of the property is included within a retail district there is insufficient residential development in this area to support any conventional type of retail business; that because of the size and shape of the property, the traffic in the vicinity, the lack of residential development and general conditions in the area, it is submitted that this presents a proper case for the Board to exercise its discretion; that it is estimated that the cost of the construction would be such that it would require approximately 15 years in order to properly amortize the same and it therefore asked that the variance be granted for that term; that the present owner has held this property since October 15, 1952 but it has been in her family since January 1, 1951 and she has had an interest therein since that date; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and it was noted that the adjoining owners, who advised the Board at the previous hearing that they expected to build stores, have not built any conforming building, or any building, and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f and e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked, "Received May 13, 1953" (3 sheets) and "January 5, 1955" (one sheet) *on condition* that the property shall be levelled substantially to the grade of the abutting streets and shall be constructed and arranged substantially as proposed on such plans above cited and as hereinafter required; that the accessory building shall be of the design and location as indicated on such plans and faced on all sides with face brick; that pumps shall be of an approved low type erected not nearer than fifteen feet to the street building line; that the number of gasoline tanks shall not exceed ten 550 gallon approved tanks; that there shall be erected on the lot lines to the north and east from the accessory building to the street building line a masonry wall not less than two feet in height of materials agreeing with the materials used on the exterior of the accessory building, and erected thereon a steel picket fence to a total height of five feet six inches with suitable masonry posts at the building line; that a planting area along the north line shall be maintained where shown, protected by six by six inch curbing and with suitable planting material maintained at all times in good condition; that a planting area shall also be similarly maintained to the northeast, where shown; that the balance of the premises where not occupied by the accessory building, planting areas and pumps shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to one curb cut to East 222nd street located where shown, not over twenty feet in width, and two of similar width to Eastchester road, where shown; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that there shall be no cellar under the accessory building; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection, toward the center of the plot, adjacent to the street line, of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line a distance of not more than four feet; and that all permits shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution.

80-54-BZ

APPLICANTS—Joseph Platzker and Philip Freshman, for Hotel Dryden, Inc., owner.

SUBJECT—Application February 5, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th street, south side, 100 ft. west of 3rd avenue (Block 894, Lot 52), Borough of Manhattan.

APPEARANCES—
For Applicant: Joseph Platzker and Philip Freshman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 39th street is in residence, retail and business use, B area, class 1½ height districts; 3rd avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 4, 1954 acting on Alt. Applic. 1669-53, reads:

> "A5. Repeat. The conversion and use of present apartments on the 1, 2, 3, 4 and 5th Stories to business use (offices) and the Coffee Shop and Cocktail Lounge proposed on the 1st Sty., is prohibited in a Residence Use District by Art. II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 103 ft. in depth, on which is located a building, 75 ft. front by 84 ft. 9 in. in depth, 16 stories, 149 ft. 6 in. in height, of class 1 construction, used as a class A apartment hotel; that it is proposed to convert 1st to 5th floors into use as offices, and proposed coffee shop and cocktail lounge on the 1st story; and

WHEREAS, the applicant states that the lower five stories, namely 1st, 2nd, 3rd, 4th and 5th floors, are to be altered so that same can be rented for offices in a specialized field; that in this connection the present room arrangement of each residential suite will remain as now built, excepting that the kitchenette unit in each apartment will be removed; that a new cocktail lounge and coffee shop is proposed for the first floor; that when originally planned, the area was an exclusive residential section, which was an influential factor in the planning and erection of this structure; that in the past decade various business uses have infiltrated the area, drastically changing the residential character of the entire area, with the result that it no longer attracts a clientele seeking and desirous of living in an exclusive residential atmosphere and this condition has materially affected the rentability of the structure; that there is but a small percentage of the original tenants now residing in the building; that obviously, this set-up hardly affords sufficient revenue to maintain the premises; that it is most difficult, if not impossible, to rent out a suite without giving the right to a prospective tenant to use same for business use; and

WHEREAS, the applicant contends that many buildings on the block and opposite the property have occupants who maintain professional suites of one kind or another allied with the engineering, construction and advertising fields; that immediately adjoining the structure at the east and extending 100 ft. to 3rd avenue, is a row of stores, and directly opposite, a similar situation exists; that in order to relieve the stressing financial burden under conditions as aforesaid, the owners request the Board's consent to permit the lower five floors to be used for office use in connection with the engineering, advertising and construction field; that the upper floors are to be maintained for apartment hotel uses; that this proposal is based upon recent demands and inquiries from prospective tenants; that in order to survive it is necessary to effect such a change, notwithstanding that the owners would be content to maintain the building as a 100% residential proposition, but they have no other alternative; and

WHEREAS, the applicant states that the present owner has held title to the property since January 11, 1949; that the assessed valuation of land is $125,000 and of the building $555,000 making a total of $680,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Setcion 7e, for a term of twenty (20) years, to permit the premises to be occupied for business purposes and offices in part of the building, substantially as proposed and as indicated on plans filed with this application, marked "Received February 5, 1954", 1 sheet, "May 6, 1954", 3 sheets, "October 21, 1955", 3 sheets, and "November 23, 1955", 1 sheet, *on condition* that the building shall not be increased in height or area; that the residential aspect of the building shall be maintained; that any sign erected on the exterior of the building shall be a metal sign attached to the front of the building near the entrance, listing the business occupancies of the building; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

555-54-BZ

APPLICANT—Siegel and Green, for 141 East 69 Inc., owner (Radkai, Inc., lessee).
SUBJECT—Application June 18, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.
PREMISES AFFECTED—139 East 69th street, north side, 150 ft. 5 in. east of Lexington avenue, Block 1404, Lot 26, Borough of Manhattan.
APPEARANCES—
For Applicant: Max Siegel and Sidney Diamond.
For Opposition: R. Diamond, N. T. Bunzl and K. A. Oravetz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OR BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Kleinert 1
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 69th street is in residence, restricted retail and business use, B area, class 1½ height districts; Lexington avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 27, 1954 acting on Alt. Applic. 629-54, reads:

> "1. Proposed occupancy as photographic studio in a residence use district is not permitted by Art II, Para. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. 5 in. in depth, on which is located a building covering entire lot on 1st floor (typical

floor 50 ft. in depth), three stories, 36 ft. in height, of class 3 construction; and

WHEREAS, the applicant states that according to available records the building was formerly used as a private garage on the first floor with living quarters for employees on the upper floors, all as an accessory to a former large private residence that existed in the immediate vicinity; that in February 1946 the present owner acquired this property by purchase and thereafter leased the entire premises to the present tenant, expiring July 31, 1955; that the building was vacant at the time of purchase and the physical layout indicated a garage and dwelling use; and

WHEREAS, the applicant contends that the tenant occupies the entire building for its own purposes as a photographic studio on the first floor and as the tenant's private dwelling on the 2nd and 3rd floors; that the department of housing and buildings issued zoning violation No. 67-1950 against these premises for occupying same as a business use in a residence use district; that subsequently a Magistrate's court summons was issued in connection with this violation and a fine imposed; that as a result of these actions the owner was prompted to submit this application in an endeavor to obtain a temporary variance to continue the existing uses under such conditions as the Board may deem necessary to impose; that the owner of this property assembled this plot in conjunction with the adjoining plots—141-157 East 69th street and 159 East 69th street—for the purpose of a site for a future multiple dwelling development; that the lease for the present use of the property was entered into for an interim period and not for a permanent use of the premises; that under these circumstances the Board is requested to grant the variance petitioned for, to permit the continuance of the limited business use now existing as there is no external evidence of its existence within this building, nor would its continuance tend to depreciate the residential character of this block as the original facade of the garage type building has been maintained, as indicated by photographs submitted with this application; that the nature of the business use being conducted is substantially equivalent to that legally permitted in a residence use district for certain other kinds of uses; and

WHEREAS, the applicant states that the present owner has held title to the property since February 4, 1946; that the assessed valuation of land is $25,000 and of the building $15,000 making a total of $40,000; that the building was erected prior to 1910; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted for a temporary term; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of two years to permit the continuation of the photographic studio as proposed and as indicated on plans filed with this application marked, "Received June 18, 1954" (4 sheets and "October 31, 1955" (one sheet) *on condition* that the building shall not be increased in height or area; that no signs shall be erected on the front of the building except that there may be a metal plate not over three feet square advertising the temporary use; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

556-54-BZ

APPLICANT—Siegel and Green, for 141 East 69, Inc. owner (K.D.B. Realty Holding Corp., lessee).

SUBJECT—Application June 18, 1954—(decision of the borough superintendent (under section 7e of the zoning resolution, to permit in a residence use district, the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

PREMISES AFFECTED—141-157 East 69th street, north side, 175 ft. east of Lexington avenue, Block 1404, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Sidney Diamond.

For Opposition: R. Diamond, N. T. Bunzl and K. A. Oravetz.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision, hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 69th street is in residence, restricted retail and business use, B area, class 1½ height districts; Lexington avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 27, 1954 acting on Alt. Applic. 630-54, reads:

> "1. Proposed use as, 'Television Studio, Photographic Studio, Offices and Motion Picture Projection Rm.,' in a residence use district is not permitted by Art. II, Para. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. 5 in. in depth, on which is located a building covering the entire lot, two stories and penthouse, 36 ft. in height, of class 3 construction; and

WHEREAS, the applicant states that according to available records the building was formerly used as a stable and was subsequently converted to a private garage on the 1st floor with living quarters for employees on the upper floors, all as an accessory to a former large private residence that existed in the immediate vicinity; that in August, 1944 the present owner acquired this property by purchase and thereafter leased the entire premises to the present tenant, lease expiring November 30, 1956; that the building was vacant at the time of purchase and the physical layout indicated the former stable-garage and dwelling use; and

WHEREAS, the applicant contends that the tenant occupies the entire building for a photographic and television studio with incidental offices; that violation No. 137-52 was issued against these premises for occupying same as a business use in a residence use district and subsequently a Magistrate's court summons was issued in connection with this violation and a fine imposed; that as a result of these actions the owner was prompted to submit this application in an endeavor to obtain a temporary variance to continue the existing uses under such conditions as the Board may deem necessary to impose; that the owner of this property assembled this plot in conjunction with the adjoining plots No. 139 East 69th street and No. 159 East 69th street for the purpose of a site for a future multiple dwelling development; that the lease for the present use of the property was entered into for an interim period and not for a permanent use of the premises; that under these circumstances, the Board is urged to grant the zoning variance petitioned for, to permit the continuance of the limited business use now existing, as there is no external evidence of its existence within this building, nor would its continuance tend to depreciate the residential character of this block as the original facade of the garage type building has been maintained, as is indicated by photographs submitted with this applica-

tion; that the nature of the business use being conducted is substantially equivalent to that legally permitted in a residence use district for certain other kinds of uses; that such a grant will not adversely affect anyone and will permit the owner and the lessee to make a beneficial use of its property without impairing the public health, safety or general welfare; and

WHEREAS, the applicant states that the present owner has held title to the property since August 10, 1944; that the assessed valuation of land is $53,000 and of the building $20,000 making a total of $73,000; that the building was erected prior to 1910; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted for a temporary term; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of two years to permit the continuation of the television and photographic studio, and offices as proposed and as indicated on plans filed with this application marked, "Received June 18, 1954" (4 sheets) and "October 31, 1955" (one sheet) *on condition* that the building shall not be increased in height or area; that no signs shall be erected on the front of the building except that there may be a metal plate not over three feet square advertising the temporary use; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

557-54-BZ

APPLICANT—Siegel and Green for 141 East 69 Inc., owner (Genevieve Naylor, lessee).

SUBJECT—Application June 18, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing photographic studio, and one family dwelling (formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence).

PREMISES AFFECTED—159 East 69th street, north side, 170 ft. west of 3rd avenue, Block 1404, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Sidney Diamond.

For Opposition: R. Diamond, N. T. Bunzl and K. A. Oravetz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 69th street is in residence, restricted retail and business use, B area, class 1½ height districts; Lexington avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1954 acting on Alt. Applic. 631-54, reads:

> "1. Proposed use as, "Photographic Studio and Art Studio", in a residence use district is not permitted by Art. II, Para. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. 5 in. in depth, on which is located a building covering the entire lot, three stories, 37 ft. in height, of class 3 construction; and

WHEREAS, the applicant states that according to available records the building was formerly used as a private stable and later converted to a private garage on the 1st floor with living quarters for employees on the upper floors, all as accessory to a former large private residence that existed in the immediate vicinity; that in October 1945 the present owner acquired this property by purchase and thereafter leased the entire premises to the present tenant, lease expiring July 31, 1955; that the building was vacant at the time of purchase and the physical layout indicated a garage and dwelling use; that the tenant occupies the 1st and 2nd floors for her photographic and art studio and her duplex dwelling, and rents out the 3rd floor for an art studio and dwelling; that violation No. 136-47 was issued against these premises for occupying same as a business use in a residence use district and subsequently a summons was issued in connection with this violation and a fine imposed; that as a result thereof this application is being submitted in an endeavor to obtain a temporary variance to continue the existing uses under such conditions as the Board may deem necessary to impose; that the owner of this property assembled this plot in conjunction with the adjoining plots No. 139 East 69th street and No. 141-157 East 69th street, for the purpose of a site for a future multiple dwelling development; that the lease for the present use of the property was entered into for an interim period and not for a permanent use of the premises; and

WHEREAS, the applicant contends that under these circumstances, the Board is urged to grant the zoning variance petitioned for, to permit the continuance of the limited business use now existing, as there is no external evidence of its existence within this building, nor would its continuance tend to depreciate the residential character of this block as the original facade of the garage type building has been maintained as is indicated by photographs submitted with this application; that the nature of the business use being conducted is substantially equivalent to that legally permitted in a residence use district for certain other kinds of uses; that such a grant will not adversely affect anyone but will permit the owner and the lessee to make a beneficial use of its property without impairing the public health, safety or general welfare; and

WHEREAS, the applicant states that the present owner has held title to the property since October 30, 1945; that the assessed valuation of land is $25,000 and of the building $12,000 making a total of $37,000; that the building was erected 1882; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted for a temporary term; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of two years to permit the continuation of the photographic studio and art studio as proposed and as indicated on plans filed with this application marked, "Received, June 18, 1954" (4 sheets) and "October 31, 1955" (one sheet) *on condition* that the building shall not be increased in height or area; that no signs shall be erected on the front of the building except that there may be a metal plate not over three feet square advertising the temporary use; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

58-55-BZ

APPLICANT—John F. Fitzsimons, for Leon and Margaret Sculti, owners.

MINUTES

SUBJECT—Application February 1, 1955—(decision of the borough superintendent) under sections 7b, 7e and 7A of the zoning resolution, to permit in a residence and retail use district, the maintenance of a storage yard for builders' materials and equipment, loading and unloading, the parking in the open of 2 trucks used in the business; and to permit a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—134-14 218th street, west side, 81.79 ft. south of Merrick boulevard, Block 13011, Lot 46, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and retail use, D and E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 20, 1955 acting on Alt. Applic. 3048-54, reads:

"1. Proposed use of lot located partly in retail and partly in residence use district for a storage yard for builders materials and equipment, loading and unloading, parking in the open of 2 trucks used in business and temporary wooden shed, is contrary to Article II, Section 3 of the Zoning Resolution.

2. Proposed curb cut and business entrance within 75 ft. of the residence use district is contrary to Section 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 95 ft. in depth, on which is located a storage yard for builders' materials and equipment, loading and unloading, parking in the open of two trucks used in the business and a temporary wooden shed; that it is proposed to fence in the site with a corrugated metal fence and will be used for the storage of only such material and equipment as is usual in one and two family house construction; and

WHEREAS, the applicant states that on June 30, 1952 the height district classification was changed from 1 to ½ and the property beyond 100 ft. from Merrick boulevard was changed from D to E-1; and

WHEREAS, the applicant further states that the northerly 18.21 ft. of the property is in a retail use district; that one of the owners of the site is the builder who constructed the two 2-family brick dwellings on lots 52 and 53, immediately southerly of the site; that during his building operation, he stored his materials and equipment on the site and has continued to use the site for the proposed purposes, without benefit, however, of a permit or certificate of occupancy; that the owner of the site still retains title to lot 53; and

WHEREAS, the applicant contends that the lot is side to back with lots fronting on Merrick boulevard, which said lots are improved with non-conforming uses; that property to the rear is vacant and property immediately opposite on the easterly side of 218th street is vacant or used for parking purposes; that the site will be completely fenced in with a corrugated metal fence and will be used for the storage of only such material and equipment as is usual in one and two family house construction; and

WHEREAS, the applicant states that the present owner has held title to the property since March 21, 1951 and that the assessed valuation of land is $1,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was a appropriate case in which to exercise discretion to grant under Section 7, Subdivision b, c and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7b, c and 7A to permit the extension into the more restricted district the uses which are permitted under Section 7b and 7A to permit the continuation of the storage of builders' materials and equipment with loading and unloading, the parking in the open of two trucks used in the business, and a temporary shed, substantially as proposed and as indicated on plans filed with this application marked, "Received February 1, 1955" (3 sheets) *on condition* that no additional use shall be made of the premises other than as now used and herein permitted; that entrance and exit from the property shall be by means of entrance from 218th Street located where shown and fitted with gates in the existing galvanized iron fence; that similar fence shall be maintained on the north and west lot lines and on the south lot line the existing picket fence may be continued provided such fence has added thereto on the southerly side a split sapling fence to a total height of not less than five feet six inches; that the sidewalk and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that opposite the entrance there may be a curb cut of similar width; that there may be near the entrance a small sign attached to the fence advertising the ownership and use of the premises; that such a sign shall not extend beyond the building line and shall not exceed five square feet in area; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all existing fences shall be painted a neutral color; and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within six months from the date of this resolution.

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application March 25, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office, and gasoline pump within building (owners use only), and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use,

D area, class 1 height districts; Northern boulevard is in a business use, D area, class 1 height district; 45th road is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 1, 1955 acting on N.B. Applic. 596-55, reads:

"1. Proposed erection of a building to be used as Body and Fender Work, auto repair shop, car and motor washing, welding, painting and spraying, and office, and gasoline pump within building (owners use only) in the portion of plot located within a Business Use District, and parking of cars awaiting service, and the storage of kerosene and gasoline in buried tanks (owners use only) in the portion of plot located within a Residence Use District are contrary to Art. II Sec. 3 and 4(a) of the Zoning Resolution.

2. Proposed curb cut for business use within a residence use district is contrary to Art. II Sect. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 200 ft. in depth; that part of the premises within 100 ft. of Northern boulevard is in a business use district and the balance of the plot is in a residence use district; that the premises are presently being used for storage of building materials, without a permit; that it is proposed to erect a class 1 building, one story in height; having a frontage of 50 ft. and a depth of 100 ft., for use as body and fender work, auto repair shop, car and motor washing, welding, painting and spraying and a gasoline pump within the building for the owner's use; that it is also proposed to use the open area for parking of cars awaiting service, and, also in the open area, it is proposed to bury one 550 gallon approved type gasoline tank and one 550 gallon kerosene tank; and

WHEREAS, the applicant contends that Northern boulevard at this particular point is strictly an automobile center and as such the proposal is entirely within keeping; that there are many non-conforming uses within the area as follows: block 7305—lots 5 and 61, lumber mill and parking; lots 11, 14 and 53, motor vehicle repair shop and parking; lot 45, parking; block 6279, lot 21—motor vehicle repair shop; that the many non-conforming uses in block 7305 makes this block unrestricted in character and definitely precludes the use of the site for anything other than as proposed; that the many nonconforming uses facing on 45th road have changed the residential aspect of that street; and

WHEREAS, the applicant states that the present owner has held title to the property since December 17, 1954 and that the assessed valuation of land is $7,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the building, as proposed, to be used for body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying in conjunction with the owner's premises at the northwest corner of 209th Street and Northern Boulevard, as shown on plans marked, "Received, March 25, 1955" (3 sheets) and "November 1, 1955" (one sheet) to permit the use of the unbuilt upon space at the rear *on condition* that the space at the rear shall be levelled and surfaced; that there shall be a woven wire fence along the interior lot lines and rear lot line with no openings therein to the property at either side or to 45th Road; that such woven wire fence shall have, in addition, attached to such fence a close split sapling fence to a total height of five feet six inches on such fence facing on the exterior side; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the building shall not be increased in height or area beyond what is now proposed; that the sidewalk and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that one curb cut fifteen feet in width may be provided; that there may also be one gasoline pump and one 550 gallon approved storage tank installed within the building solely for use by the owner for cars being repaired; that there shall be no sign on the exterior of the building advertising sale or storage of gasoline; and that all permits shall be obtained and all work completed within the requirements of Section 22 A of the Zoning Resolution.

249-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 59th Street Corp., owner.

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the increase in height of existing structure from ten stories to sixteen stories, and to convert the existing uses of restaurant, stores, factory, show-rooms, dance studio and offices to an office building, with retail stores and restaurant on grade floor, without the required loading berth.

PREMISES AFFECTED—617-625 Madison avenue, east side, from East 58th street and East 59th street, Block 1294, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and M. Brody.

For Opposition: Edward Hoffman for City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating 3

Negative: 0

Not Voting: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for inspection and decision; hearing closed; then to November 29, 1955, applicant to file plan showing Schraffts occupancy on first floor and cellar and statement as to manner of handling merchandise in and out of building; the premises were inspected by a committee of the Board; then to December 13, 1955, for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Madison avenue, East 58th street and East 59th street are in a restricted retail use, B area, class 2 and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 17, 1955 acting on Alt. Applic. 1883-53, reads:

"1. Loading berth is required—Art. IV, Sec. 19-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. 10 in. frontage by 200 ft. and 150 ft. in depth, irregular, on which is located a ten story fireproof structure covering the east side of Madison avenue and fronting 200 ft. on East 59th street and 150 ft. on East 58th street, occupied for showrooms, factory, offices and restaurant under certificate of occupancy No. 19485; that it is proposed to completely alter the building, removing all interior floors above the grade floor, and change the complete occupancy so as to eliminate all factories and showrooms and make the building exclusively an office building; that it is also proposed to leave the grade floor with the present use of stores and restaurant, as at present permitted under the existing certificate of occupancy; that in making the change to an office building, it is proposed to increase the height of the building to 16 stories, adding six stories to the present 10-story structure and the entire building, including the new portion, will be devoted exclusively to office purposes; that there have been previous applica-

tions before the Board on this building, all relating mainly to factory usages in the building, but all these previous resolutions no longer will apply as the factory uses and labor law variations are to be discontinued, as the entire interior is to be reconstructed and all factory uses eliminated; that the storage of firm vaults and the uses by Pathe-Warner are all to be discontinued and the film vaults demolished; that the existing boiler room is to be discontinued and air conditioning equipment and steam to be provided by the New York Steam company; that the grade floor is to be continued to be used for retail stores with the greater portion used by Schrafft's restaurant; that Schrafft has a long term lease expiring February 28, 1971 on their portion of the premises and have their own food receiving facilities; and

WHEREAS, the applicant contends that the premises are now located in a restricted retail district, the use having been changed from a business zone, and therefore by the very restrictions provided for a restricted retail district, limiting the use and eliminating factory use occupancy, the building comes within the category of office buildings, where no deleterious occupancy requires a loading berth; that the present 10-story structure with its existing permissible uses of factories, film vaults, showrooms, etc., does not require a loading berth under present regulations; that this portion of the building covers the greater portion of the new structure; that with the uses reduced along the lines specified, with all factory and storage uses eliminated and the building confined exclusively to offices, with only the finest tenants, it is felt that a loading berth is unnecessary and a variation is requested for the elimination of same; and

WHEREAS, the applicant states that the present owner has held title to the property since October 21, 1950 as individuals and transferred to corporate name June 17, 1952 (same interests); that the assessed valuation of land is $2,900,000 and of the building $1,450,000 making a total of $4,350,000; that the building was erected in 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and careful study was made of the plans of the building and the conditions of the leases, and the committee noted that the Schrafft occupancy on the first floor had its own sidewalk elevator to cellar on the East 58th street side; and the committee concluded after careful study of the plans as to whether it would be possible or feasible to comply with the off street loading requirements; that this is a case in which the Board should use its powers to waive such requirements; to grant a variance under Section 19A, subdivision j.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, subdivision j, to permit the omission of the loading berth, *on condition* that the first floor occupancy, namely Schraffts, shall have substantially the exclusive use of the existing elevator at the southeasterly corner for loading and unloading materials from East 58th street to the cellar; that the building above the first story shall be solely for office use and not for dislay of merchandise or any use other than office use; that all furniture and equipment taken in or out of the building shall be done during night hours on the East 58th street side through the existing passage leading to the elevators; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

251-55-BZ

APPLICANT—Kaplan, Kilsheimer and Buckley, for Philip Farbman, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution to permit in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritoriuf, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles upon unbuilt portion of plot, and to permit the erection of a 2 light standard and combination sign pole with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing Borough of Queens.

APPEARANCES—

For Applicant: Maurice J. Schulkind.

For Opposition: Isidor Niner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for notices to be sent out according to the regular procedure; then to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1955 acting on N.B. Applic. 501-55, reads:

> "1. The use of the premises as an office, gasoline service station, lubritorium, car wash, motor vehicle repairs and parking for more than five motor vehicles partially in a Retail Use District and partially in a Residence Use District is contrary to Art. II Sec. 4A and Art. II Sec. 3 of the Zoning Resolution.
>
> 2. The location of a business entrance or exit within 75' of a Residence District is contrary to Art. II Sec. 7A of the Zoning Resolution.
>
> 3. The erection of a two light standard and combination sign pole is contrary to Art. II Sec. 3(d) and Art. II Sec. 4-A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.24 ft. frontage by 106.99 ft. in depth, irregular, on which is located a parking lot; that this property is presently zoned partly residential and mostly retail, but however, the portion of the property within 100 ft. of Northern boulevard, now retail, was in a business district till May 4, 1953; that there is now pending before the Board of Estimate an amendment which would place in a D district the portion of the property within 100 ft. of Northern boulevard and would place the remainder in a DD district; that it is proposed to erect an accessory building to proposed gasoline service station 52 ft. by 27 ft., one story, 14½ ft. in height, of class 3 construction, to be used as a lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Northern boulevard is a heavily trafficked main artery carrying heavy trucking, busses and voluminous traffic of all descriptions; that the volume of traffic on this boulevard is such that there is need for many gas stations to meet the demand; that with respect to this proposed site, to the east on Northern boulevard there are several stations within a half mile, but to the west there does not appear to be another service station within approximately one mile, and the need for one is considerable; that the same block immediately adjacent to the north of the proposed site is a supermarket and indeed the proposed site is presently being used as a parking space for this market; that the supermarket has recently acquired a large area of land directly in back of the market and also directly in back of the site for parking facilities, which areas act as a buffer between the Northern boulevard frontage and the dwellings to the rear of the site; that the supermarket will no longer use the subject site for parking; that the site will be bounded on the east by the market, on the north by the parking space, on the south by Northern

boulevard and on the west by 193rd street; that directly across Northern boulevard is located an auto radio laboratory and vegetable stand which are adjoined immediately on the north by a tree nursery; that the south side of Northern boulevard, between 192nd and 193rd street, is fully occupied by retail stores, several of which are presently vacant, thus indicating there is little prospect for further construction of such stores in this vicinity in the near future; that to the west on Northern boulevard between 191st and 192nd streets, there is located an automobile agency, showroom, garage and repair shop with a large used car lot adjoining; and

WHEREAS, the applicant states that the present owner has held title to the property since November 19, 1948 and that the assessed valuation of land is $12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and careful consideration was given to the area and the committee recommends that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision 7A, 7e, and 21 of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 501/55, Objection No. 1, 2 and 3 be and it hereby is *affirmed* and that the applicant be and it hereby is *denied.*

574-55-BZ

APPLICANT—Paul Friedman, for Laura Roehrig, owner (Baisley Auto Body, Inc., lessee).

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a retail use district, the proposed extension and use of premises for a motor vehicle repair shop, including body and fender work, welding and paint spraying, also free parking for patrons and employees.

PREMISES AFFECTED—217-14 Merrick boulevard, south side, 49.99 ft. west of 218th street, Block 13011, Lot 41 Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and August Roehrig.

For Opposition: None.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Merrick boulevard are in a retail use, D area, class ½ height district; 218th street is in retail and residence use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1955 acting on Alt. Applic, 1156-55, reads:

> "1. The proposed extension & use of premises for a motor vehicle repair shop, including body & fender work, welding & paint spraying & free parking for patrons & employees' cars, in a retail use district, is contrary to Art. 2 Sec. 4A of the Zone res."

and

WHEREAS, the applicant states that the premises consist of a plot, 49.99 ft frontage by 83.24 ft. in depth, irregular, on which is located a motor vehicle repair shop, including body and fender work, welding and paint spraying, office and free parking for patrons' and employees' cars; and

WHEREAS, the applicant states that the subject premises is zoned as a retail use, class ½ height and D area district; that as of July 25, 1916 the property was zoned as a business use and one times height district; that the present retail designation became effective on January 21, 1947 and the present class ½ height designation became effective on June 30, 1952; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that it is proposed to build an extension at the rear of the existing building, 12 ft. by 22 ft., to be used as an approved type welding room, and to legalize the 12 ft. 4 in. by 22 ft. extension in the rear which was erected apparently without permit, prior to the time when the present owner and tenant were in possession, and to permit for a term of 15 years the maintenance of the premises as a motor vehicle repair shop, including body and fender work, welding and paint spraying, office and free parking of patrons' and employees' cars; and

WHEREAS, the applicant contends that the proposed maintenance of the motor vehicle repair shop will be in harmony with the present development of Merrick boulevard at this point, which is presently devoted to numerous automotive uses as follows: block 12956, lot 1—gas station and motor vehicle repair shop; block 12956, lot 29—gas station granted by the Board March 18, 1941 under Cal. No. 1218-40-BZ; block 12958, lot 50—auto showroom, motor vehicle repair shop and parking lot, granted by the Board February 28, 1950 under Cal. No. 902-49-BZ; block 12958, lot 67—sale of used cars; block 13010, lot 18—sale of used cars; block 13012, lots 30, 32 and 35—sale of used cars; that the proposed motor vehicle repair shop use and conjunctive parking will not adversely affect adjoining property owners; that adjoining property to the east, in block 13011, lot 42, is vacant except for a non-conforming billboard sign; that adjoining property to the south, block 13011, lot 46, is devoted to a non-conforming use of storage of building materials; that adjoining property to the southwest of subject premises, block 13011, lot 12, is vacant; that adjoining property to the west, block 13011, lot 37, is occupied by a bar and grill restaurant; that all of the affected area, with the exception of the three properties at the rear of the subject premises, is zoned for retail use and is either vacant or devoted to commercial uses, many of them non-conforming automotive uses; that in the entire area of notification there is only one property, block 13011, lot 25, devoted exclusively to residential use and occupancy; that two other properties, block 13011, lot 37 and block 13012, lot 37, are in a retail use district and are developed partly for residential and partly for commercial occupancy; that the use of the unbuilt portion of the premises for free parking of patrons' and employees' cars will benefit the neighborhood by reducing street parking in the vicinity and will serve as a convenience to patrons and employees; that no repairing or other servicing will be conducted on the open lot at any time; that the proposed use will not adversely affect real estate values of nearby properties; that the original use approved for the subject premises was battery, ignition and brake testing service; that the use has gradually changed to its present motor vehicle repair shop use, which use is in harmony with existing automotive uses in the vicinity; that a grant of this application, subject to appropriate conditions and safeguards imposed by the Board will be in harmony with the general purpose and intent of the zoning resolution and will serve the general health, safety and welfare; and

WHEREAS, the applicant states that the present owner has held title to the property since December 27, 1954; that the assessed valuation of land is $7,500 and of the building $9,500 making a total of $17,000; that the building was erected in 1934; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate

case in which to exercise discretion to grant under Section 7, Subdivisions i and c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7i and 7c for a term of five years, to permit the existing building to be extended, as proposed and as indicated on plans filed with this application, marked "Received July 13, 1955," 4 sheets, and "October 31, 1955", 1 sheet, to be occupied as proposed, *on condition* that all repair work shall be carried on within the accessory building; that permits for such portion of the work requiring same shall be obtained from the fire commissioner; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that spraying equipment shall be vented through the roof toward the Merrick boulevard side with a stack of sufficient height to permit dispersion of fumes; that the parking area shall be levelled substantially to the grade of Merrick boulevard and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that the parking permitted may be for patrons' and employees' cars as proposed; that the curb cut shall not be extended beyond that existing and shall be subject to a proper curb cut permit; that the existing sign on the front of the building may be continued; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

Adjourned: 1:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

236-38-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened May 10, 1955 as Vol. II—for test and report re USG Pyroform Incombustible Insulating and Acoustical Formboard (permanent formboard for poured gypsum roof decks); Pyrofill Roof Deck, previously approved.
APPEARANCES—
For Applicant: William W. Bainbridge.
ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 236-38-SM—Vol. II
Subject: Amendment to resolution as to the addition of USG Pyroform Formboard.

Wm. W. Bainbridge for United States Gypsum Company, New York requested by filing an application dated April 26, 1955 that the resolution adopted February 27, 1940 and amended at various times through March 9, 1954 under Cal. No. 236-38-SM Vol. I be amended so as to include the material known as USG Pyroform Formboard under the provisions of C26-88.O Administrative Building Code. The application was reopened by a vote of the Board May 10, 1955.

Purpose

The material is to be used as a permanent incombustible insulating and acoustical formboard for poured gypsum roof decks.

Description

The formboard is composed of mineral fibers bonded together with a plastic binder, under heat and pressure. The boards are formed in various thickness from ½" up to 3", the length up to 96" and the width ordinarily 32" so as to fit between the tees used in the USG Pyrofill system.

Inspection and Test

A sample deck was load tested in accordance with the requirements of C26-626.0 Administrative Building Code in the presence of Asst. Engr. J. A. Darts Committee on Test and W. W. Bainbridge and others representing the applicant.

The formboard was laid on the flanges of the tees, spaced 32⅝" on center, wire mesh was then placed in the form, running across and over the tees, a fill of USG Pyrofill was then poured into the form to a depth of 2" completely imbedding the mesh and tees, the fill was then screeded or troweled to a proper smoothness. Over the slab was then applied built up roofing or other weather-proofing.

The deck tested consisted of three spans, each 32⅝" by 48" or an area of 10.88 sq. ft. in each panel.

Results of test were as follows:

Area of each panel—10.88 sq. ft.

Superimposed load at Failure—3393 lbs.

Superimposed load in lbs. per sq. ft.—3393÷10.88=312 lbs./sq. ft.

Safe carrying capacity—312÷6=52 lbs. sq. ft.

The formboard was also tested in accordance with the requirements of Federal Specifications SS-a-118a and is rated as incombustible.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends that the resolution adopted February 27, 1940 and as amended through March 9, 1954 under Cal. No. 236-38-SM be amended so as to include the material known as USG Pyroform Formboard as an incombustible insulating acoustical permanent formboard when so used as a component part of the USG Pyrofill slab construction for use in Class 1 and Class 2 construction under C26-618.0 and C26-619.0 and for use in other classes of construction under C26-241.0, 242.0, 243.0 and 244.0 on condition that the requirements of the resolution adopted February 27, 1940 under Cal. No. 236-38-SM Vol. I are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 27, 1940 through March 9, 1954 in accordance with the above report.

419-39-SM—Vol. II

APPLICANT—Macomber Inc., owner.
SUBJECT—Application reopened June 22, 1954—re amendment to resolution as to revision of steel joists—re Macomber V Joist; previously approved.
APPEARANCES—
For Applicant: A. W. Rawlins and Robert Macomber.
ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 419-39-SM—Vol. II
Subject: Amendment to resolution as to revision of steel joists.

MACOMBER "NEW YORKER" JOIST

Safe Uniform Live Loads per. Linear Foot of Joist

Joist Size	Max. Live Load End Reaction	Span in Feet																									
		10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
81N	910	182	165	152	133	115	100	88																				
82N	970	194	176	162	149	135	117	103																				
101N	990			165	152	141	123	108	96	85	76	69																
102N	1040			173	160	149	139	125	111	99	89	80																
103N	1160			193	178	166	155	145	131	117	105	95																
104N	1210			202	186	173	161	151	142	131	117	106																
122N	1230					176	164	154	145	135	121	109	99	90	83	76												
123N	1310					187	175	164	154	146	138	130	118	107	98	90												
124N	1350					193	180	169	159	150	142	135	128	117	107	98												
125N	1500					214	200	188	176	167	158	150	143	136	127	117												
126N	1650					236	220	206	194	183	174	165	157	150	143	138												
143N	1430							179	168	159	151	143	136	130	124	117	108	100	92	86								
144N	1500							188	176	167	158	150	143	136	130	125	117	108	100	93								
145N	1600							200	188	178	168	160	152	145	139	133	128	123	116	108								
146N	1810									201	191	181	172	165	157	151	145	139	134	129								
147N	2000									222	211	200	190	182	174	167	160	154	148	143								
164N	1520									169	160	152	145	138	132	127	121	112	104	97	90	84	79	74				
165N	1670									186	176	167	159	152	145	139	134	128	122	114	106	99	93	87				
166N	1860									207	196	186	177	169	162	155	149	143	138	133	128	121	113	106				
167N	2030											203	193	185	177	169	162	156	150	145	140	135	131	127				
185N	1810									201	191	181	172	165	157	151	145	139	134	129	122	114	107	100	94	89	84	79
186N	2030											203	193	185	177	169	162	156	150	145	140	135	129	122	114	108	102	96
187N	2250											225	214	205	196	188	180	173	167	161	155	150	145	141	136	129	122	115

Macomber Inc., Canton, Ohio requested by letter dated May 27, 1954 that the resolution adopted November 28, 1950 under Cal. No. 419-39-SM Vol. II be amended so as to include a revised steel joist and also a revised load table. The application was reopened by a vote of the Board June 22, 1954.

Purpose

The material is to be used as a joist as defined under C26-143.0 Administrative Building Code.

Description

The revised joists differ from the joists approved November 28, 1950 under Cal. No. 419-39-SM Vol. II in the following respects: Chords, slight change in thickness, but area remains the same and a 90° turn-down instead of the 45° turndown, webs, a vertical end post has been added at the first lower chord joint and the web bar diameters have been changed as to diameter.

The joist sizes and size of members are as follows:

No. 1

TABLE OF MATERIAL SIZES USED IN CHORDS AND WEBS

Joist Size	*V-Section Chords*		*End Bar Diameter*	*End Post Diameter*	*Web Bar Diameter*
	Top	*Bottom*			
81-N	1	1	0.672	0.547	0.547
82-N	2	1	0.672	0.547	0.547
101-N	1	1	0.609	0.547	0.547
102-N	2	1	0.672	0.547	0.547
103-N	3	2	0.672	0.609	0.609
104-N	4	3	0.672	0.609	0.609
122-N	2	1	0.609	0.547	0.547
123-N	3	2	0.609	0.609	0.609
124-N	4	3	0.672	0.609	0.609
125-N	5	4	0.672	0.609	0.609
126-N	6	5	0.734	0.672	0.672
143-N	3	2	0.609	0.609	0.609
144-N	4	3	0.672	0.609	0.609
145-N	5	4	0.672	0.609	0.609
146-N	6	5	0.672	0.672	0.672
147-N	7	6	0.734	0.672	0.672
164-N	4	3	0.609	0.609	0.609
165-N	5	4	0.609	0.609	0.609
166-N	6	5	0.672	0.672	0.672
167-N	7	6	0.672	0.672	0.672
185-N	5	4	0.609	0.672	0.672
186-N	6	5	0.672	0.672	0.672
187-N	7	6	0.672	0.734	0.734

No. 2

Section No.	*Area*	*T Inches*	*"W"*
1	0.364	0.062	2⅛"
2	0.476	0.075	2⅝"
3	0.612	0.088	3 9/32"
4	0.715	0.104	3 5/16"
5	0.836	0.114	3 17/32"
6	1.025	0.128	4 5/32"
7	1.223	0.142	5"

Inspection and Test

Tests were conducted at the applicants plant at Canton, Ohio and were witnessed by Asst. Engr. J. A. Darts Committee on Test and R. Macomber and J. W. Hubler representing the applicant.

The joists successfully met the requirements of the nail holding power, ability of bridging to transmit 500 lbs. vertical load from one joist to two adjacent joist and the ability to withstand 300 lbs. concentrated at one panel point.

The joists were load tested in accordance with the requirements of C26-626.0 Administrative Building Code.

Tests were conducted on various spans and deflections were taken so as to comply with C26-519.0.d.i Administrative Building Code.

Results were as follows:
Joists 187N-36, 36′-0 clear span (2 joists)
Limiting deflection=1.2 inches
Load at 1.2 inches=9450 lbs. (2 joists)=4725 lbs./joist
Load at failure=33,317 lbs. (2 joists)=16659 lbs./joist
Safe carrying capacity per joist—16659÷4=4165 lbs./joist
Joist 144-N-28, 28′-0 clear span (2 joists)
Limiting deflection=0.93 inches
Load at 0.93 inches=5800 lbs. (2 joists)=2900 lbs./joist
Load at failure=20,857 lbs. (2 joists)=10,429 lbs./joist
Safe carrying capacity per joist=10,429÷4=2627 lbs./joist
Joist 81-N-16, 16′-0 clear span (2 joists)
Limiting deflection=0.53 inches
Load at 0.53 inches=2820 lbs. (2 joists)=1410 lbs./joist
Load at failure=14,038 lbs. (2 joists)=7019 lbs./joist
Safe carrying capacity per joist=7019÷4=17 lbs.
Joist 103N-20, 20′-0 clear span (2 joists)
Limiting deflection=0.67 inches
Load at 0.67 inches=3800 lbs. (2 joists)=1900 lbs./joist
Load at failure=17,339 lbs. (2 joists) 8669 lbs./joist
Safe carrying load per joist=8669÷4=2167
Joist 144-N-10-8, 10′-8 clear span (2 joists)
no deflections taken test on end reaction
failure load=24002 lbs. (2 joists) 1200 lbs./joist
Safe carrying 12000÷4=3000 lbs.
Live load End reaction=1500 lbs.

Recommendation

On the basis of the inspection and test the Committee on Test recommends that the resolution adopted November 28, 1950 under Cal. No. 419-39-SM Vol. II be amended so as to include the joists herein described and the safe uniform live load per lineal foot of joist shall not exceed the loading as set forth in the table as published herein, on condition that all other requirements of the resolution adopted November 28, 1950 under Cal. No. 419-39-SM Vol. II are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 28, 1950 in accordance with the above report.

831-47-SA

APPLICANT—A. O. Smith Corporation, owner.
SUBJECT—Application reopened June 7, 1955 re Neptune Red Seal Gasoline Dispensing Pump, amendment—change of name to A. O. Smithway Gasoline Dispensing Pump, Model L3-D (models L-1, L-1S, H-1 and H-1S; previously approved.
APPEARANCES—
For Applicant: Joseph R. Young.
ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 831-47-SA
Subject: Neptune Red Seal Gasoline Dispensing Pump, amendment—change of name to A. O. Smithway Gasoline Dispensing Pump, Model L3-D.

A. O. Smith Corporation, having submitted evidence of having acquired all right to the manufacture and sale of the service station pump business of the Neptune Meter Co., requested a reopening of Cal. No. 831-47-SA and an amendment of the resolution of November 18, 1947, to include approval of A. O. Smithway Gasoline Dispensing Pump, Model L3-D, the Board having previously approved Models L-1, L-1S, H-1 and H-1S November 18, 1947.

The application was reopened June 7, 1955, Model L3-D pump differs from the models previously approved only so far as the meter has been replaced by a more accurate one and the outer casing of the pumps have been changed to modernize their appearance. The hose is outside the pump proper, the remaining structural parts are practically identical with previous models. The A. O. Smith Corporation has submitted the actual procedure File #MH 1516 of the Underwriters Laboratories dated April 4, 1955 to the Chief Engineer of the Board of Standards and Appeals for his review.

The following notes were made from the file on Model L-3. These are electric motor operated discharge devices intended for dispensing of motor fuels under normal working pressures of not more than 50 p.s.i. designed to measure and indicate the quantity of fuel discharged. Model L-3-DP is the basic self-contained model and includes a pump with integral air separator listed under computing type meter clock single glass with discharge indicator, cable and reel type hose retracting mechanism and the other components necessary for its normal function. Model L3R-DF is a remote control device. It is identical with Model L3-DP except that the pumping unit with integral air separator and strainer and the meter are omitted and a special shut off valve with integral strainer and a special motor control switch interlocked with the shut off valve are added. Construction details are included in the Underwriter's report.

The pumps were inspected at the Eastern Plant of the applicant at Horse Shoe Lake, Succassunna, New Jersey, June 29, 1955, and found to operate as designed. Present at the inspection were Chief Engineer L. V. Huber of the Committee on Test and Joseph R. Young representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the amendment of the resolution of November 18, 1947, to change the name of the applicant to the A. O. Smith Corporation and to include the approval of the model A. O. Smithway L-3-D Gasoline Dispensing Pump, provided the resolution shall be complied with in all other respects.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 18, 1947 in accordance with the above report.

214-52-SM

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application March 19, 1952—Gold Bond Metal Lath Clips (secures metal lath to flanged steel joists), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 214-52-SM
Subject: Gold Bond Metal Lath Clips.

National Gypsum Company, Buffalo, New York filed March 19, 1952 an application with the Board of Standards

and Appeals for approval of the material known as Gold Bond Metal Lath Clips under the provisions of C26-459.0; C26-460.0 and C26-461.0 Administrative Building Code.

Purpose

The material is used to secure metal lath to flanged steel joists.

Description

The metal lath clips are used to secure metal lath to top and bottom of flanged steel joists. Ends of clips, inserted through mesh are locked to joist flanges by bending clip loop. The size of the clips is dependant on the size of the flanges.

Inspection and Test

Samples of the various clips were inspected by Asst. Engr. J. A. Darts Committee on Test and the use of the various clips was observed in sample constructions.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Gold Bond Metal Lath clips for use in New York City as a means of attaching and securing metal lath to flanged steel joists, under the provisions of C26-459.0, C26-460.0 and C26-461.0 Administrative Building Code on condition that each container in which these clips are marketed shall be tagged, labeled or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 214-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

85-54-SA

APPLICANT—Pantex Manufacturing Corp., owner.
SUBJECT—Pantex-Perk Dry Cleaning Machine, Model 60B, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 85-54-SA

Subject: Pantex-Perk Dry Cleaning Machine, Model 60B.

Pantex Manufacturing Corp., Pawtucket, Rhode Island filed January 25, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Pantex-Perk Drycleaning machine under the provisions of C19-76 through C19-80 Administrative Code.

Purpose

The appliance is a dry cleaning machine utilizing perchlorethylene as the solvent.

Description

The machine is an assembly of various parts assembled as a unit. The washing, extracting, solvent reclaiming and deodorizing operations are performed in one cylinder. A filtering operation is accomplished by means of a bag type filter and filter pump. The solvent is purified by the use of a still and condenser which is part of the machine. A fan is provided which is used to circulate air over the heating and cooling coils during the reclaiming portion of this cycle. Air is drawn in through the access door opening and exhaust it to the outside atmosphere through a duct while the machine is being loaded and unloaded.

A door switch is located on the front side of the device and is held in closed position when the door is closed. When the door is opened an interlock acts so as to prevent the operation of the cylinder while the door is open. This same switch causes the fan to operate causing the fan to draw in fresh air through the access door and to exhaust fumes through the ventilating duct.

The dimensions of the washer are 36″ diameter x 32″.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts Committee on Test and the equipment was found to operate as designed.

The capacity of the machine is figured on the basis of 2.8 lbs. of dry wash per cu/ ft. of wash and was found to be approximately 55 lbs. of dry cloths. The appliance has been approved by the Underwriters Laboratory under 50C1986.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Pantex Perk Dry Cleaning Machine, Model 60B having a capacity of 55 lbs. of dry clothes under the provisions of C26-198.0 Administrative Building Code for voluntary use in New York City under the provisions of C19-76 through C19-80 Administrative Code and the Dry Cleaning Rules of the Board on condition that only perchlorethylene be used as the solvent and each appliance bears a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 85-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

733-54-SA

APPLICANT—Pantex Manufacturing Corp., owner.
SUBJECT—Application September 13, 1954—Pantex Perk-O-Matic Dry Cleaning Machine, Model EC (using non-flammable solvent), approval of.
APPEARANCES—
For Applicant: Walter Martens and James MacRae.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 733-54-SA

Subject: Pantex Perk-O-Matic Dry Cleaning Machine, Model EC.

Pantex Manufacturing Corp., Pawtucket, Rhode Island filed September 13, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Perk-O-Matic Dry Cleaning Machine, Model EC under the provisions of C19-76 through C19-80 Administrative Code.

Purpose

The appliance is a dry cleaning machine utilizing perchlorethylene as the solvent.

MINUTES

Description

The machine is an assembly of various parts assembled as a unit. The washing, extracting, solvent reclaiming and deodorizing operations are performed in one cylinder. A filtering operation is accomplished by means of a bag type filter and filter pump. The solvent is purified by the use of a still and condenser which is part of the machine. A fan is provided which is used to circulate air over the heating and cooling coils during the reclaiming portion of this cycle. Air is drawn through the access door opening and exhausts it to the outside atmosphere, through a duct while the machine is being loaded and unloaded.

A door switch is located on the front side of the device and is held in closed position when the door is closed. When the door is opened an interlock acts so as to prevent the operation of the cylinder while the door is open. This same switch causes the fan to operate causing the fan to draw in fresh air through the access door and to exhaust fumes through the ventilating duct.

The dimension of the washer are 38″ diameter x 21″.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts, Committee on Test, and the equipment was found to operate as designed. The capacity of the machine is figured on the basis of 2.8 lbs. of dry clothes per cubic ft. of washer and was found to be approximately 39 lbs. of dry clothes.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Pantex Perk-O-Matic Dry Cleaning Machine, Model EC, having a capacity of 39 lbs. of dry clothes, under the provisions of C26-178.0 Administrative Building Code for voluntary use in New York City under the provisions of C19-76 through C19-80 Administrative Code and the Dry Cleaning Rules of the Board on condition that only perchlorethylene be used as the solvent and each appliance bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 733-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

819-54-SM

APPLICANT—Colonial Blue Diamond Mortar Corp., owner.

SUBJECT—Application October 14, 1954—Puzzolanic Mortar (plastercizer in brick mortar), approval of.

APPEARANCES—

For Applicant: Durando Miller.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 819-54-SM

Subject: Puzzolanic Mortar (plastercizer for brick mortar).

D. Miller for Colonial Blue Diamond Mortar Corp., New York City filed October 14, 1954 an application with the Board of Standards and Appeals for approval of the material known as Puzzolanic Mortar (plastercizer for brick mortar) under the provisions of C26-314.0 Administrative Building Code.

Purpose

The material is to be used as a plastercizer in brick mortar.

Description

The material, Puzzolanic Mortar is a volcanic ash, pumice, which is found in various parts of the United States. This material is added to sand and cement to make a more plastic mortar for brick work.

Inspection and Test

Sample tensile specimens were made and tested at Pittsburgh Testing Laboratory in the presence of Asst. Engr. J. A. Darts, Committee on Test. The mix was as follows: 1 cu. ft. of approved cement, 6 cu. ft. of sand and 11 lbs. of Puzzolanic mortar (pumice). The pumice is in the proportion of 50 lbs./cu. yd. of sand.

The average tensile strength was 184 psi.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material Puzzolanic Mortar (plastercizer for brick mortar) for voluntary use in New York City under the provisions of C26-314.0 Administrative Building Code, on condition that each container in which the material is marketed, shall be marked, tagged or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 819-54-SM" and in addition the wording "Puzzolanic Mortar shall not exceed 2 lbs./cu. ft. of sand."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

199-55-SA

APPLICANT—Linde Air Products Co., Division of Union Carbide and Carbon Corp., owner.

SUBJECT—Application March 3, 1955—Oxweld W-45 Welding Blowpipe and Oxweld CW-45 Cutting Attachment, approval of.

APPEARANCES—

For Applicant: R. M. Neary.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 199-55-SA

Subject: Oxweld W-45 Welding Blowpipe and Oxweld CW-45 Cutting Attachment.

Linde Air Products Company, A Division of Union Carbide and Carbon Corp., New York filed March 3, 1955 an application with the Board of Standards and Appeals for approval of the appliances known as the Oxweld W-45 Welding Blowpipe and Oxweld CW-45 Cutting Attachment under the provisions of C19-93 Administrative Code and the Welding Rules of the Board.

Purpose

The appliances are used for oxygen-acetylene welding and cutting.

Description

The internal construction of the handle and tips of the Model W-45 are similar to the Model W-122 (approved by the Board June 17, 1952 under Cal. No. 91-40-SA Vol. II for the same manufacturer). The cartridge type gas mixer is identical with that of the Model W-122.

The welding handle of the Model W-45 is made of die-cast aluminum. The tips and cutting attachment are attached to the blowpipe handle by inserting them into the handle (slip fit) and locking them in position by hand tightening the connection nut, this is the same method as used with the Model W-122.

In the Model CW-45 cutting attachment the gas mixer assembly and valving is identical to the model CW-122 (approved by the Board June 17, 1952 under Cal. No. 91-40-SA Vol. IV for the same manufacturer). The mixed gas tube which transfers gas from the mixing tube to the tips is located inside the cutting oxygen tube.

Inspection and Test

The Models W-45 and CW-45 were inspected by Asst. Engr. J. A. Darts, Committee on Test, and the appliances operated as designed. The appliances have been approved by the Underwriters Laboratory under SA473.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Oxweld W-45 Welding Blowpipe and Oxweld CW-45 Cutting Attachment, for use in New York City under the provisions of C19-93.0 Administrative Code on condition that the appliances bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals, for use in New York City under Cal. No. 199-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

331-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell, Agents).

SUBJECT—Application April 15, 1955—Mercury Petroleum Unit Vacuum Still and Tumbler (single bath), Dry Cleaning Unit, Models 36 and 48, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 331-55-SA
Subject: Mercury Petroleum Unit Vacuum Still and Tumbler (Single bath) Dry Cleaning Unit Models 36 and 48.

The Mercury Cleaning System, Inc. of Evanston, Illinois, Owner Manufacturer filed April 15, 1955 an application with the Board of Standards and Appeals for approval of the Mercury Petroleum Unit Vacuum Still and Tumbler (single bath) Dry Cleaning Units, Models 36 and 48, using a petroleum solvent having a flashpoint higher than 138.2° F. having a capacity of 20 pounds and 26 pounds dry load, respectively, under the provisions of C 26-178.0.b Administrative Building Code.

Purpose

A dry cleaning unit using petroleum as a solvent, including as integral parts a washer-extractor, a vacuum still and tumbler.

Description

The appliance described is a modification of another Mercury Cleaning System, Inc. appliance upon which original approval was given November 6, 1946 in Calendar No. 442-42 SA, amended June 8, 1948 in Vol. 33, No. 23 on page 772, and amended further April 17, 1951 in Vol. 36, No. 16, page 466.

The dry cleaning unit employs a cleaning solvent which meets with the following specifications:

Flashpoint—not lower than 59.0° C. (138.2° F.)
Initial boiling point—not lower than 181° C. (357.8° F.)
Ignition temperature—not lower than 234.0° C. (453.2° F.)

The appliance is an assembly of component parts forming a single dry cleaning unit. The main parts are as follows: The washer motor is mounted on the right end of the storage tank. A clutch is furnished on the motor shaft to insure a relatively vibration-free extraction. The clutch consists of an air actuated two-speed clutch permitting a low speed for washing and a higher speed for extracting. All drive connections are by means of belting. The washer control is manual and takes care of both the clutch and the washer motor. The purchaser, at his option, may obtain a washer control which is operated automatically rather than manually. The control has three operating positions: a neutral position, a wash position, and an extract position. In the neutral position, both clutches are disengaged and the motor is turned off. In the wash extract position, the motor is turned on and the proper clutch is engaged for driving the cylinder at wash or extract speed, as the case may be. The washer control receives the latch of the washer door. To insure safe operation, the control is designed so that it cannot be moved out of the neutral position until the washer door is closed and securely latched. Likewise, the door cannot be unlatched until the control is returned to the neutral position. The control can be moved from the extract position to the neutral position only by passing it through the wash position. In the wash position, the clutch is engaged for slow speed drive, acting as a brake to slow down the cylinder from extract speed.

The soaper is mounted on the left side of the washer housing to provide for introducing detergent into the solvent.

The flow of solvent between the washer-extractor housing and the storage tank is controlled automatically by means of a flow control valve built into the large pipe connecting the washer housing to the storage tank. After a pre-set time, the solvent in the washer-extractor housing is dumped back into the storage tank and the garments are extracted. The capacity of the storage tank is 118 gallons. The storage tank is of steel plate and a 1¼" opening is provided in the tank on top for venting.

The bottom trap is built into the top of the storage tank to the left of the washer housing. A perforated metal strainer is provided to catch any buttons, etc. Flow from the flow control valve enters the button trap from the right side. All solvent before entering the storage tank must pass through this trap.

The storage tank acts as the base for the washer extractor, the washer motor, the pump and filter. The tank must, therefore, be securely bolted or lagged to a firm foundation. The agitated powders are carried along with the flow of solvent into the pump and discharged to the filter where they are deposited on the filter plates. A vertical shaft, directed, connected, submerged, centrifugal pump mounted on a flange ending on top of the storage tank.

The washer basket consists of a perforated steel cylinder and a perforated steel partition dividing the basket into two compartments. Each compartment is provided with a spring loaded hinged steel door to retain it in a closed position. The dimensions of the washer basket of the Model 36 are 28" in diameter by 20" long, and of the Model 48, 32" in diameter by 20" long. These variations in dimensions in the

washer baskets, together with the difference in dry load capacity, constitute the only differences between Model 36 and 48.

The filter tank is of steel. The light weight cover is securely attached by a snap ring arrangement that supports it continuously all the way around. The filters are of the cloth plate type, screen plate type or tubular type. The filters are all electrically welded and the complete filter welded to the main storage tank. Provision is made at the bottom for cleaning.

Clear view cleanable sight glasses are fitted into the clean solvent and used solvent lines.

Steam or air pressure can be used as an agent when drying out the sludge in the filter. Both the steam and air pressure are controlled with a regulated valve set at 20 pounds, the working pressure of the filter.

The still is of the vacuum type. It consists of an evaporator, combination condenser and pre-heater moisture separator, liquid level regulator, vacuum relief valve, strainer and solvent supply and shut off valves.

The rear of the tumbler is attached to the exhaust stack providing a passage of air through the tumbler door and out the exhaust stack when the tumbler door is open and the tumbler flow control damper is in aerate position. This prevents the escape of fumes through the door during the transfer of clothes to the tumbler. It also provides an exhaust for the fresh air which is drawn through the tumbler and clothes when the clothes are being aerated. The electrical system is connected in such a way that the tumbler will not function until the door is closed. The tumbler is then automatically controlled so that the door cannot be opened until the temperature in the tumbler has fallen below 100 degrees Fahrenheit. The right side of the tumbler housing contains an access door so that the blower assembly and reclaim pans may be serviced and checked conveniently. The damper handle controls the heat damper and can be set at any point along the heat indicator plate for the heat required for any given load. One ¾ horsepower motor is used on the tumbler. It has permanently lubricated bearings and no additional greasing or oiling is necessary.

Model 36 including all its component parts has a dry load capacity of 20 pounds; Model 48 including its component parts has a dry load capacity of 26 pounds.

Inspection and Test

The Mercury Petroleum Unit Vacuum Still and Tumbler single bath Models #36 and 48 were inspected and tested at 12-08 36th Ave., Long Island City, N.Y. and found to function as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and Stanley Goldstein representing the applicant. The appliance has been listed by the Underwriters Laboratories Guide No. 80 R 4 File MH 3289.

Recommendations

On the basis of this inspection and test the Committee on Test recommends that the Mercury Petroleum Unit Vacuum Still and Tumbler (single bath) Models 36 and 48, using petroleum as a solvent and having a capacity of 20 pounds and 26 pounds dry load, respectively, be approved for voluntary use in New York City provided that the system is constructed and installed in accordance with the specifications of this report, that the solvent used shall have a flashpoint of not less than 138.2° F, and that the system be installed only in buildings of Class 1, 2 or 3 construction.

The Committee further recommends that such appliance bear a label permanently attached reading:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 331-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

332-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbeck and Barell, agents).

SUBJECT—Application April 15, 1955—Mercury Petroleum Unit Vacuum Still and Tumbler (2 bath still rinses) Dry Cleaning Unit, Models 36 and 48, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 332-55-SA

Subject: Mercury Petroleum Unit Vacuum Still and Tumbler (2 bath still rinse) Dry Cleaning Unit Models 36 and 48.

The Mercury Cleaning System Inc. of Evanston, Illinois, owner manufacturer filed April 15, 1955 an application with the Board of Standards and Appeals for approval of the Mercury Petroleum Unit Vacuum Still and Tumbler (2 bath still rinse) Dry Cleaning Unit Models 36 and 48 using petroleum, a solvent with flashpoint higher than 138.2°F under the provisons of C 26-178.0b Administrative Building Code.

Purpose

A dry cleaning unit using petroleum as a solvent having as integral parts a washer-extractor, a vacuum still and tumbler.

Description

The appliance described is a modification of another Mercury Cleaning System, Inc. appliance upon which original approval was given November 6, 1946 in Calendar No. 422-42 SA, amended June 8, 1948 in Vol. 33, No. 23, on page 772, and further amended April 17, 1951 in Vol. 36, No. 16, page 466.

The dry cleaning unit employs a cleaning solvent which meets the following specifications:

Flashpoint—not lower than 59.0°C (138.2°F)
Initial Boiling Point—not lower than 181°C (357.8°F)
Ignition Temperature—not lower than 234.0°D (453.2°F)

The appliance is an assembly of component parts forming a single dry cleaning unit. The main parts are as follows: The washer motor is mounted on the right end of the storage tank. A clutch is furnished on the motor shaft to insure a relatively vibration-free extraction. The clutch consists of an air actuated two-speed clutch permitting a low speed for washing and a higher speed for extracting. All drive connections are by means of belting. The washer control is manual and takes care of both the clutch and the washer motor. The purchaser, at his option, may obtain a washer control which is operated automatically rather than manually. The control has three operating positions: a neutral position, a wash position, and an extract position. In the neutral position, both clutches are disengaged and the motor is turned off. In the wash extract position, the motor is turned on and the proper clutch is engaged for driving the cylinder at wash or extract speed, as the case may be. The washer control receives a latch of the washer door. To insure safe operation, the control is designed so that it cannot be moved out of the neutral position until the washer door is closed and securely latched. Likewise, the door cannot be unlatched until the control is returned to the neutral position. The control can be moved from the extract position to the neutral position only by passing it through the wash position. In the wash position, the clutch is engaged

for slow speed drive, acting as a brake to slow down the cylinder from extract speed.

The soaper is mounted on the left side of the washer housing to provide for introducing detergent into the solvent.

The flow of solvent between the washer-extractor housing and the storage tank is controlled automatically by means of a flow control valve built into the large pipe connecting the washer housing to the storage tank. After a pre-set time, the solvent in the washer extractor housing is dumped back into the storage tank and the garments are extracted. The capacity of the storage tank is 118 gallons. The storage tank is of steel plate and a 1¼" opening is provided in the tank on top for venting.

A second tank with a capacity of 88 gallons made of 10 gauge steel, electrically welded and coated on the inside with zinc is also provided. This tank provides an additional step after garments have been washed and extracted with detergent soaps and dry cleaned in the washer extractor housing. The garments receive an additional rinse with fresh distilled solvent which is stored in the additional storage tank. The unit may have a filter mounted on the storage tank.

The button trap is built into the top of the storage tank to the left of the washer housing. A perforated metal strainer is provided to catch any buttons, etc. Flow from the flow control valve enters the button trap from the right side. All solvent before entering the storage tank must pass through this trap.

The storage tank acts as the base for the washer extractor, the washer motor, the pump and filter. The tank must, therefore, be securely bolted or lagged to a firm foundation. The agitated powders are carried along with the flow of solvent into the pump and discharged to the filter where they are deposited on the filter plates. A vertical shaft, directed, connected, submerged, centrifugal pump is mounted on a flange ending on top of the storage tank.

The washer basket consists of a perforated steel cylinder and a perforated steel partition dividing the basket into two compartments. Each compartment is provided with a spring loaded hinged steel door to retain it in a closed position. The dimensions of the washer basket of the Model 36 are 28" in diameter by 20" long, and of the Model 48, 32" in diameter by 20" long. These variations in dimensions in the washer baskets, together with the difference in dry load capacity, constitutes the only difference between Model 36 and 48.

The filter tank is of steel. The light weight cover is securely attached by a snap ring arrangement that supports it continuously all the way around. The filters are of the cloth plate type, screen plate type or tubular type. The filters are all electrically welded and the complete filter welded to the main storage tank. Provision is made at the bottom for cleaning.

Clear view cleanable sight glasses are fitted into the clean solvent and used solvent lines.

Steam or air pressure can be used as an agent when drying out the sludge in the filter. Both the steam and air pressure are controlled with a regulated valve set at 20 pounds, the working pressure of the filter.

The still is of the vacuum type. It consists of an evaporator, combination condenser and pre-heater moisture separator, liquid level regulator, vacuum relief valve, strainer and solvent supply and shut off valves.

The rear of the tumbler is attached to the exhaust stack providing a passage of air through the tumbler door and out the exahust stack when the tumbler door is open and the tumbler flow control damper is in aerate position. This prevents the escape of fumes through the door during the trasfer of clothes to the tumbler. It also provides an exhaust for the fresh air which is drawn through the tumbler and clothes when the clothes are being aerated. The electrical system is connected in such a way that the tumbler will not function until the door is closed. The tumbler is then automatically controlled so that the door cannot be opened until the temperature in the tumbler has fallen below 100 degrees Fahrenheit. The right side of the tumbler housing contains an access door so that the blower assembly and reclaim pans may be serviced and checked conveniently. The damper handle controls the heat damper and can be set at any point along the heat indicator plate for the heat required for any given load. One ¾ horsepower motor is used on the tumbler. It has permanently lubricated bearings and no additional greasing or oiling is necessary.

Model 36 including all of its component parts has a dry load capacity of 20 pounds; Model 48 including all of its component parts has a dry load capacity of 26 pounds.

Inspection and Test

The Mercury Petroleum Unit Vacuum Still and Tumbler 2 bath still rinse Models 36 and 48 were inspected and tested at 12-08—36th Ave., Long Island City, N. Y. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test, and Stanley Goldstein, representing the applicant. The appliance has been listed by the Underwriters Laboratories, Guide No. 80 R 4 File M.H. 3289.

Recommendation

On the basis of this inspection and test, the Committee on Test recommends that the Mercury Petroleum Unit Vacuum Still and Tumbler (2 bath still rinse) Models 36 and 48 using petroleum as a solvent and having a capacity of 20 pounds and 26 pounds dry load, respectively, be approved for voluntary use in New York City provided that the system is constructed and installed in accordance with the specifications of this report, that the solvent used shall have a flashpoint of not less than 138.2° F. and that the system be installed only in buildings of Class 1, 2 or 3 construction.

The Committee further recommends that such appliance bear a label permanetly attached reading:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 332-55-SA."

(Sgd.) Harris H. Murdock,
Chairman,
Leslie V. Huber,
Chief Engineer,
John A. Darts,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

333-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner Goldstein, Golenbock and Barrell, Agents).

SUBJECT—Application April 15, 1955—Mercury Numatic Perchlor (single bath) Dry Cleaning Unit, Models 30 and 40, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 333-55-SA

Subject: Mercury Numatic Perchlor (single bath) Dry Cleaning Unit Models 30 and 40.

The Mercury Cleaning System, Inc., of Evanston, Illinois, owner-manufacturer, filed April 15, 1955 an application with the Board of Standards and Appeals for approval of the Mercury Numatic Perchlor (single bath) Dry Cleaning Unit Models 30 and 40 under the provisions of C26-178.0b, Administrative Building Code.

MINUTES

Purpose

A dry cleaning unit using non-inflammable perchlorethylene as a solvent having a capacity of 20 and 26 pounds dry load capacity.

Description

The appliance is an assembly of component parts forming a single dry cleaning unit. The main parts are as follows: A ventilating system removes any fumes around the machine while transferring garments from the washer extractor to the reclaimer; prevents escape of fumes when the door is open and provides an outlet for airflow used to aerate the clothes. The ventilating fan operates when the master switch control knob is turned on.

The washer motor is mounted on the right end of the storage tank. A clutch is furnished on the motor shaft to insure a relatively vibration-free extraction. The clutch consists of an air actuated, two-speed clutch permitting a low speed for washing and a higher speed for extracting. All drive connections are by means of belting. The washer control is automatic and takes care of both the clutch and the washer motor. The control has three operating positions: a neutral position, a wash position and an extract position. In the neutral position, both clutches are disengaged and the motor is turned off. In the wash extract position, the motor is turned on and the proper clutch is engaged for driving the cylinder at wash or extract speed, as the case may be. The washer control receives the latch of the washer door. To insure safe operation, the control is designed so that it cannot be moved out of the neutral position until the washer door is closed and securely latched. Likewise, the door cannot be unlatched until the control is returned to the neutral position. The control can be moved from the extract position to the neutral position only by passing it through the wash position. In the wash position, the clutch is engaged for slow speed drive, acting as a brake to slow down the cylinder from extract speed.

The soaper is mounted on the left side of the washer housing to provide for introducing detergent into the solvent.

The flow of solvent between the washer-extractor housing and the storage tank is controlled automatically by means of a flow control valve built into the large pipe connecting the washer housing to the storage tank. After a pre-set time, the solvent in the washer-extractor housing is dumped back into the storage tank and the garments are extracted. The capacity of the storage tank is 118 gallons. The storage tank is of steel plate and a 1¼" opening is provided in the tank on top for venting. The tank is zinc coated.

The button trap is built into the top of the storage tank to the left of the washer housing. A perforated metal strainer is provided to catch any buttons, etc. Flow from the flow control valve enters the button trap from the right side. All solvent before entering the storage tank must pass through this trap.

The storage tank acts as the base for the washer extractor, the washer motor, the pump and filter. The tank must, therefore, be securely bolted or lagged to a firm foundation. The agitated powders are carried along with the flow of solvent into the pump and discharged to the filter where they are deposited on the filter plates. A vertical shaft, directed, connected, submerged, centrifugel pump is mounted on a flange ending on top of the storage tank.

The washer basket consists of a perforated steel cylinder and a perforated steel partition dividing the basket into two compartments. Each compartment is provided with a spring loaded hinged steel door to retain it in a closed position. The dimensions of the washer basket of the Model 30 are 28" in diameter by 20" long, and of the Model 40, 32" in diameter by 20" long. These variations in dimensions in the washer baskets, together with the difference in dry load capacity constitute the only differences between Model 30 and 40.

. The filter tank is of steel. The light weight cover is securely attached by a snap ring arrangement that supports it continuously all the way around. The entire tank is hot dipped galvanized for protection against erosion. The filters are of the cloth plate type, screen plate type or tubular type. The filters are all electrically welded and the complete filter welded to the main storage tank. Provision is made at the bottom for cleaning.

Clear view cleanable sight glasses are fitted into the clean solvent and used solvent lines.

Steam or air pressure can be used as an agent when drying out the sludge in the filter. Both the steam and air pressure are controlled with a regulated valve set at 20 pounds, the working pressure of the filter.

The still is of the atmospheric type. It consists of an evaporator, liquid level regulator, evaporator fill valve, condenser and water separator. The evaporator consists of a bottom flange and dished head of steel. A flange and dished cover has 3¼" ID vapor tube leading over to the condenser. A round section rubber gasket is used to seal the cover. The condenser consists of a stainless steel shell in which are 13 stainless steel tubes through which the vapors pass from the evaporator. Cooling water inlet and outlet connections are located on the shell exterior and the water separator receives the condensed perchlorethylene and the water from the condenser. The perchlorethylene settles to the bottom of the separator where by a baffle arrangement it is returned to the storage tank. The water is discharged to the drain. Any accepted recovery tumbler may be used. The recommended reclaimer is that one approved in Calendar No. 751-51 SA.

Model 30 including all of its component parts has a dry load capacity of 20 pounds; Model 40 including all of its component parts has a dry load capacity of 26 pounds.

Inspection and Test

The Mercury Numatic Perchlor (single bath) Dry Cleaning Unit Models 30 and 40 were inspected and tested at the All Star Cleaners, Crescent Avenue, the Bronx, and found to function as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and Stanley Goldstein representing the applicant. The appliance has been listed by the Underwriters Laboratories, Inc., Guide No. 80 R 4, File M. H. 3289.

Recommendations

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends that the Mercury Numatic Perchlor (single bath) Dry Cleaning Unit Models 30 and 40 be approved for voluntary use in New York City on condition that the equipment is as herein described and the solvent used is classed as non-inflammable (Perchloretheylene). The Committee further recommends that in the event the solvent is changed, that all installations and motors shall comply with the requirements of Article 13, Chapter 19, Administrative Code.

The Committee further recommends that such appliance bear a legend attached reading:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 333-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

334-55-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner (Goldstein, Golenbock and Barell, Agents).

SUBJECT—Application April 15, 1955—Mercury Numatic Perchlor (2 bath still rinse) Dry Cleaning Unit, Models 30 and 40, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 334-55-SA

Subject: Mercury Numatic Perchlor (2 bath still rinse) Dry Cleaning Unit Models 30 and 40.

The Mercury Cleaning System, Inc., Owner Manufacturer of Evanston, Illinois, filed April 15, 1955 an application with the Board of Standards and Appeals for approval of the Mercury Numatic Perchlor (two bath still rinse) Dry Cleaning Unit Models 30 and 40 under the provisions of C 26-178.0b Administrative Building Code.

Purpose

A dry-cleaning unit, using non-inflammable perchlorethylene as a solvent having a capacity of 20 and 26 pounds dry load.

Description

The appliance is an assembly of component parts forming a single dry cleaning unit. The main parts are as follows: A ventilating system removes any fumes around the machine while transferring garments from the washer extractor to the reclaimer; prevents escape of fumes when the door is open and provides an outlet for airflow used to aerate the clothes. The ventilating fan operates when the master switch control knob is turned on.

The washer motor is mounted on the right end of the storage tank. A clutch is furnished on the motor shaft to insure a relatively vibration free extraction. The clutch consists of an air actuated, two-speed clutch permitting a low speed for washing and a higher speed for extracting. All drive connections are by means of belting. The washer control is automatic and takes care of both the clutch and the washer motor. The control has three operating positions: a neutral position, a wash position and an extract position. In the neutral position, both clutches are disengaged and the motor is turned off. In the wash extract positions, the motor is turned on and the proper clutch is engaged for driving the cylinder at wash or extract speed, as the case may be. The washer control receives the latch of the washer door. To insure safe operation, the control is designed so that it cannot be moved out of the neutral position until the washer door is closed and securely latched. Likewise, the door cannot be unlatched until the control is returned to the neutral position. The control can be moved from the extract position to the neutral position only by passing it through the wash position. In the wash position, the clutch is engaged for slow speed drive, acting as a brake to slow down the cylinder from extract speed.

The soaper is mounted on the left side of the washer housing to provide for introducing detergent into the solvent.

The flow of solvent between the washer-extractor housing and the storage tank is controlled automatically by means of a flow control valve built into the large pipe connecting the washer housing to the storage tank. After a pre-set time, the solvent in the washer-extractor housing is dumped back into the storage tank and the gaments are extracted. The capacity of the storage tank is 118 gallons. The storage tank is of steel plate and a 1¼" opening is provided in the tank on top for venting. The tank is zinc coated.

A second tank with a capacity of 88 gallons made of 10 gauge steel, electrically welded and coated on the inside with zinc is also provided. This tank provides an additional step after garments have been washed and extracted with detergent soaps and dry cleaned in the washer extractor housing. The garments receive an additional rinse with fresh distilled solvent which is stored in the additional storage tank. The unit may have a filter mounted on the storage tank.

The button trap is built into the top of the storage tank to the left of the washer housing. A perforated metal strainer is provided to catch any buttons, etc. Flow from the flow control valve enters the button trap from the right side. All solvent before entering the storage tank must pass through this trap.

The storage tank acts as the base for the washer extractor, the washer motor, the pump and filter. The tank must, therefore, be securely bolted or lagged to a firm foundation. The agitated powders are carried along with the flow of solvent into the pump and discharged to the filter where they are deposited on the filter plates. A vertical shaft, directed, connected, submerged, centrifugal pump is mounted on a flange ending on top of the storage tank.

The washer basket consists of a perforated steel cylinder and a perforated steel partition dividing the basket into two compartments. Each compartment is provided with a spring loaded hinged steel door to retain it in a closed position. The dimensions of the washer basket of Model 30 are 28" in diameter by 20" long, and of the Model 40, 32" in diameter by 20" long. These variations in dimensions in the washer baskets, together with the difference in dry load capacity, constitutes the only differences between Models 30 and 40.

The filter tank is of steel. The light weight cover is securely attached by a snap ring arrangement that supports it continuously all the way around. The entire tank is hot dipped galvanized for protection against erosion. The filters are of the cloth plate type, screen plate type or tubular type. The filters are all electrically welded and the complete filter welded to the main storage tank. Provision is made at the bottom for cleaning.

Clear view cleanable sight glasses are fitted into the clean solvent and used solvent lines.

Steam or air pressure can be used as an agent when drying out the sludge in the filter. Both the steam and air pressure are controlled with a regulated valve set at 20 pounds, the working pressure of the filter.

The still is of the atmospheric type. It consists of an evaporator, liquid level regulator, evaporator fill valve, condenser and water separator. The evaporator consists of a bottom flange and dished head of steel. A flange and dished cover has a 3¼" ID vapor tube leading over to the condenser. A round section rubber gasket is used to seal the cover. The condenser consists of a stainless steel shell in which are 13 stainless steel tubes through which the vapors pass from the evaporator. Cooling water inlet and outlet connections are located on the shell exterior and the water separator receives the condensed perchlorethylene and the water from the condenser. The perchlorethulene settles to the bottom of the separator where by a baffle arrangement it is returned to the storage tank. The water is discharged to the drain. Any accepted recovery tumbler may be used. The recommended reclaimer is that one approved in Cal. No. 751-51 SA.

Model 30 including all of its component parts has a dry load capacity of 20 pounds; Model 40 including all of its component parts has a dry load capacity of 26 pounds.

Inspection and Test

The Mercury Numatic Perchlor (2 bath still rinse) Dry Cleaning Unit, Models 30 and 40 were inspected and tested at J & R Cleaners, 12-08—36th Avenue, Long Island City, and found to function as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and Stanley Goldstein, representing the applicant. The appliance has been listed by the Underwriters Laboratories, Inc. Guide No. 80 R 4 File M. H. 32P9.

Recommendations

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends that the Mercury Numatic Perchlor (2 bath still rinse) Dry Cleaning Unit Models 30 and 40 be approved for voluntary use in New York City under the provisions of C 26-178.0 Administrative Building Code on condition that the equipment is as herein described and the solvent used is classed a non-inflammable (Perchlorethylene).

The Committee further recommends that in the event the solvent is changed that all installations and electric motor shall comply with the requirements of Article 13, Chapter 19, Administrative Code.

The Committee further recommends that such appliance bear a legend permanently attached reading:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 334-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

361-55-SM

APPLICANT—Hercules Cement Corp., owner.
SUBJECT—Application April 22, 1955—Hercules Air Entraining Portland Cements, Types IA, IIA and IIIA, approval of.
APPEARANCES—
For Applicant: W. S. Moore.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 361-55-SM

Subject: Hercules Air Entraining Cement, Types IA, IIA & IIIA.

W. S. Moore for Hercules Cement Corp., Philadelphia, Pa. filed April 22, 1955 an application with the Board of Standards and Appeals for approval of the material known as Hercules Air Entraining Cement, Types IA, IIA & IIIA under the provisions of C26-312.0.C.2 Administrative Building Code and the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is a portland cement used in building construction.

Description

In the manufacture of the Type IA and IIA the air entraining agent is introduced into the clinker and the two are interground so as to pass the specifications for the type; this intergrinding takes place in nine tube mills. In the manufacture of Type IIIA the air entraining agent and the clinker are passed through tube mills and to a fineness of 2200 surface area from these four mills it passes through five other tube mills where it is ground to 2600 surface area.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and samples were collected, placed in containers and sealed. The sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of Air Entraining Cement adopted under Cal. No. 64-55-SR.

The cement met the requirements and the complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Hercules Air Entraining Cement Types IA, IIA & IIIA as manufactured at the applicants plant at Stockertown, Pa., as meeting the requirements of C26-312.0 Administrative Building Code is superseded by the General Resolution adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legibly marked and that each bag or container be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 361-55-SM", including the specific type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

471-55-SA

APPLICANT—Eugene R. O'Hare, owner.
SUBJECT—Application May 25, 1955—Bunkerflo Fuel Oil Heating System, approval of.
APPEARANCES—
For Applicant: Eugene R. O'Hare.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 471-55-SA

Subject: Bunkerflo Fuel Oil Heating System.

Eugene R. O'Hare filed May 25, 1955 an application with the Board of Standards and Appeals for approval of the Bunkerflo Fuel Oil Heating System under the provisions of the Oil Burner Rules of the Board.

Purpose

The system is an electrically heated piping arrangement for preheating fuel oil.

Description

The system is a method of electrical resistance heating of pipes containing viscous fluid (fuel oil).

The system consists of a single pipe carrying the oil from the tank to the burner without return line from the burner to the tank. The oil moves through the pipe under no pressure, but a negative pressure head, being drawn by the suction of the oil burner pump. The temperature necessary to heat the oil is established by utilizing the pipe itself as a low potential resistance heater.

The pipe is heated in the following manner: A low voltage alternating current of a maximum of twelve volts is taken from the secondary windings of the step-down transformer and impressed upon the pipe to heat it, the circuit being returned through a conductor carried within the pipe.

To effect an initial warming of cold oil in the storage tank a portion of the oil is diverted and drawn under a suction head, by means of a small circulating pump, through an immersion heater and the heated oil is then pumped back, through the pump to the storage tank where it blends with the cold oil in the tank.

The system is protected both as to the pipe heating transformer and the immersion heater, by its own low voltage electric thermostat system.

In the pipe line is inserted, in a corrosion resistant well a pair of two electric thermostats, set to the desired temperature and wired in series. These thermostats actuate the

low voltage coil of a plunger relay which in turn switches the primary of the pipe heating transformer off and on.

Two additional thermostats monitor the immersion heater.

A third pair of thermostats is set at a slightly higher temperature and the purpose of this pair is to deactivate the transformer, the immersion heater and circulating pump and at the same time blowing the sentinel fuse and lighting a pair of red signal lights. The burner would be off until the system has been repaired.

Inspection and Test

A system was inspected and tested at 1172 Park Avenue, New York in the presence of Asst. Engr. J. A. Darts, Committee on Test. The system was subjected to the entire operating range and overheating and breakdowns were simulated. All controls functioned as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the BunkerFlo Fuel Oil Heating System when constructed as herein described for use in New York City when installed in accordance with the Oil Burner Rules of the Board and Article 12 Chapter 26 Administrative Building Code on condition that each system shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 471-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

501-55-SM

APPLICANT—L. O. Koven and Brother, Inc., owner.

SUBJECT—Application June 7, 1955—L. O. Koven and Brother, Inc., 550 Gallon Gasoline Storage Tank, approval of.

APPEARANCES—

For Applicant: Roger N. Blakeney.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 501-55-SM

Subject: Koven 550 Gallon Gasoline Storage Tank.

L. O. Koven and Brothers, Inc., Jersey City, New Jersey filed June 7, 1955 an application with the Board of Standards and Appeals for approval of the material known as the Koven 550 Gallon Gasoline Storage Tank under the provisions of C19-69.0 Administrative Code.

Purpose

The material is to be used for the storage of volatile liquid (gasoline).

Description

The tanks are normally 3'-6" diameter by 8'-0" in length and are constructed of ¼" hot rolled steel plate and ¼" flanged heads. The tank is provided with two 3½" spuds and two 2" spuds for filling and venting. The tanks are welded with 1½" lap seam near the top of the tank. After fabrication the tanks are painted with two coats of red lead and one coat of black asphaltum.

Inspection and Test

The fabrication of the tanks was inspected by Asst. Engr. J. A. Darts, Committee on Test. A sample tank was hydrostatically tested to 50 psi and the pressure was maintained for thirty minutes without a drop in pressure.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Koven 550 Gallon Gasoline Storage Tank, when constructed of materials as herein described for use in New York City under the provisions of C19-69.0 Administrative Code on condition that each tank bears a label permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 501-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

512-55-SA

APPLICANT—Automatic Range Co., Inc., owner.

SUBJECT—Application June 22, 1955—Automatic Brookline, Royal Rose and Rose-Master and Flame Liberty Gas Ranges, (various models): approval of.

APPEARANCES—

For Applicant: William Rose.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 512-55-SA

Subject: Automatic Brookline, Royal Rose, Rose-Master and Flame Liberty Gas Ranges, various models.

Automatic Range Company, Inc., Brooklyn, New York filed June 22, 1955 an application with the Board of Standards and Appeals for approval of the Automatic Brookline, Royal Rose, Rose-Master and Flame Liberty Gas Ranges in various model designations under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are domestic ranges used for cooking purposes.

Description

The ranges are designed for domestic installation. There are three basic sizes, 20", 30" and 36" and the various model numbers refer to variations as to position of burner arrangement, broilers, number of ovens position of burner arrangement, whether the oven has a glass door and an electric light in the oven, automatic oven and broiler ignition and clock controlled oven.

Inspection and Test

The appliance were examined by Asst. Engr. J. A. Darts and it was noted that while all models were made to AGA specifications, not all models are AGA approved.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with an approved device which shall shut-off automatically

the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA gives the folloying definitions:

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which
   (a) Accomplish complete turn-on and shut-off of the gas to the main burner or burners.
   (b) Graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners, in order to maintain temperature between predetermined limits; the Committee on Test recommends as follows:

Models X6211, X6311, X6611, X6711, X6811, 2011, 2012 may be constructed without a device which shall automatically shut-off the gas as there is no pilot or constantly burning flame or thermostat, all installations shall be in accordance with the requirements of C26-695.0.2.b Administrative Building Code as these models have not been approved by a recognized testing laboratory.

Models 20, 201, 202, 203, 301, 302, 303, 361, 362, 363, 5054, 5055, 5057, 5231, 5232, 5631, 5632, 5637, 5654, 5731 L & R, 5831, 5832, 5837, 5854, 5954, 5955, 5957, 6057, 6231, 6232, 6256, 6331, 6332, 6337, 6654, 6731 L & R, 6631, 6632, 6831, 6832, 6837, 6854, 6955, 6957, 7631, 3331, 3631, 3731 L & R, 9631, 98054, 96054, 9854, 9654, 5256, 5331, 5332, 36, 6055, 6637 and the above models with the figure "0" after the second digit to designate glass oven door and the above models with or with the figure "0" after the second digit with the suffix "A" or "C" to designate automatic oven and broiler ignition or clock controlled oven respectively, all the above models with or without suffix "A" or "C" shall be constructed with an approved device which shall automatically shut-off the gas supply with the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under definitions as herein set forth and the requirements of the Multiple Dwelling Law (Section 64) all installations may be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing agency and further that these ranges may be used under the provisions of Section 64 of the Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 512-55-SA" and in addition thereto shall also designate the model designation.

The Committee further recommends that all the models herein described except the models X6211, X6311, X6611, X6711, X6811, 2011 and 2021 shall carry in addition to the wording as required on the label described above, the wording "Equipped with approved automatic shut-off" and further each range shall have attached thereto to a decal or plate showing the location of the automatic shut-off.

The Committee further recommends that these ranges may be marketed under the following trade names: Automatic Brookline, Royal Rose, Rose-Master, and Flame Liberty.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

518-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.
SUBJECT—Application June 23, 1955—Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536, approval of.
APPEARANCES—
For Applicant: J. Warren Slattery.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 518-55-SA

Subject: Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536.

J. B. Slattery & Bros., Inc., Brooklyn, New York filed June 23, 1955 an application with the Board of Standards and Appeals for approval of the Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536 under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliance is a domestic gas range used for cooking purposes.

Description

The models 500, 520, 530 and 536 are domestic gas ranges having four top burners and a combined oven and broiler. The top burners are rated at 9000 BTUs each and the oven and broiler at 16000 BTUs.

The model numbers refer to the styling only as all four models are furnished without a thermostat and without automatic top lighting.

The outside, from top and sides are porcelain enameled and the outside is japanned. The gauge of metal varies from 14 to 24 gauge depending on the part and the AGA requirements. All gas valves used on these four models are AGA approved gas valves. The ranges are insulated with mineral wool insulation and insulation ranges from 1 inch to 2½ inches depending on the part of the range being insulated.

The height of the burner ports from the floor level in the broiler, oven is 12 inches and the height of the ports of the top burners is 36 inches above floor level.

Inspection and Test

Samples of the appliance were inspected by Asst. Engr. J. A. Darts Committee on Test and the details of construction were examined and clearances from burner to floor level were checked.

These models are built according to AGA specifications but are not approved by the AGA.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536 (without thermostat or automatic top lighting) for use in New York City.

The Committee further recommends insomuch as the models herein listed were not approved by any approved laboratory including the AGA that the installation of these ranges shall comply with the requirements of C26-695.0.2.b Administrative Building Code and further that these appliances may be used under the provisions of Section 64 of the Multiple Dwelling Law.

It is further recommended that the appliance shall bear a label permanently affixed reading as follows: "Approved by

the Board of Standards and Appeals for use in New York City under Cal. No. 518-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

542-55-SA

APPLICANT—Henry Waterman and Brother, Corp., owner.

SUBJECT—Application June 27, 1955—Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6, approval of.

APPEARANCES—
For Applicant: Ed. Miller and Alex De Mascola.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3
Negative 0
Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 542-55-SA

Subject: Waterman Gas Ranges.

Henry Waterman & Bro. Corp., Brooklyn, New York filed June 27, 1955 an application with the Board of Standards and Appeals for approval of the Waterman Gas Ranges (various models) under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are domestic gas ranges used for cooking purposes.

Description

The appliances are domestic gas ranges and the difference in model designation refers to the number of burners, styling, having oven pilots, thermostats, top burner pilots or those without pilots and thermostats.

Ranges WITHOUT *thermostats and pilots:*

Models 226-C, 326-C are two or three burner ranges without top or oven pilot or thermostat.

Model 1224, two burner range with side oven without top or oven pilot or thermostat.

Models 3653-3; 21-D-1 are four burner ranges without top or oven pilot or thermostat.

Ranges WITH *automatic top burner lighters:*

Models 816-D-1, 20V-5D-17, 20-V-5-D-1, 1630-D-3, 1630-D-3-7, 1636-D4c-3B, 1636-D4C-3B-7, 1636-D4-BL and BR-3B, 3053-3 and 6416.

Ranges with oven thermostats and pilot:

Models 816-D-2, 20V5D-2, 20V5D-2-7, 1630-D-6, 1630-D-6-7, 1636-D4C-6B, 1636-D4C-6B-7, 1636-D4-BL and BR-6B, 1642-D6C-6B, 3053-6 and 3653-6.

Inspection and Test

The appliances were examined by Asst. Engr. J. A. Darts and it was noted that while all models are made to AGA specifications not all models are AGA approved.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA gives the following definitions:—

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners, in order to maintain temperature between predetermined limits; the Committee on Test recommends as follows:

Models 226C, 326-C, 1224, 3653 and 21-D-1 may be constructed without a device which shall automatically shut-off the gas so there is no pilot or constantly burning flame or thermostat; all installations shall be in accordance with the requirements of C26-695.0.9.2.b Administrative Building Code as these models have not been approved by a recognized testing laboratory.

Models 816-D-1, 20V-5-D-17, 20-V-5-D-1, 1630-D-3, 1630-D-3-7, 1636-D4C-3B, 1636-D4C-3B-7, 1636-D4-BL & BR-3B, 3053-3, 6414, 816-D-2, 20V5-D-2, 20V5-D-2-7, 1630-D-6, 1630-D-6-7, 1636-D4C-6B, 136-D4C-6B-7, 1636-D4-BL & BR-6B, 1642-D6C-6B, 3053-6 and 3653-6 shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations may be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing laboratory and further these ranges may be used under the provisions of Section 64, Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 542-55-SA" and in addition thereto shall also designate the model designation.

The Committee further recommends that the Models 816-D-1, 20V-5-D-17, 20-V-5-D-1, 1630-D-3, 1630-D-3-7, 1636-D4C-3B, 1636-D4c-3B-7, 1636-D4-BL & BR, 3053-3, 6414, 816-D-2, 20V-5-D-2, 20V-5-D-2-7, 1630-D-6, 1630-D-6-7, 1636-D4C-6B, 136-D4C-6B-7, 1636-D4-BL & BR-6B, 1642-D6C-6B, 3053-6 and 3656-6 shall carry in addition to the wording as required on the label described above, the wording, "Equipped with automatic shut-off", and further each range shall have attached thereto a decal or plate showing the location of the approved automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Assistant Engineer.
Chairman on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

545-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.

MINUTES

SUBJECT—Application June 27, 1955—Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A, approval of.
APPEARANCES—
For Applicant: Erich Loeb.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 545-55-SA

Subject: Samco and/or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A.

E. Loeb for the Samuel Stamping and Enameling Co., Chattanooga, Tenn., filed June 27, 1955 an application with the Board of Standards and Appeals for approval of the Samco and/or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736, and 3736A under the provisions of C26-695.0 Administrative Buiding Code for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are gas fired ovens used for cooking purposes.

Description

The ranges are designed with cast iron with aluminum cap top burners and cast iron oven burners. The four models are of porcelain enamel finish. The ranges are equipped with automatic top burner lighting and oven thermostats. The BTU input is 12,000 BTU on the front burners and 9,000 BTU on the rear burners.

Inspection and Test

The appliances have all been approved by the American Gas Association under Cert. 1-(982.0,-2.0 and 4.0).001. The details of construction were examined by Asst. Engr. J. A. Darts Committee on Test.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which
   (a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.
   (b) graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows: The models 3636, 3636A, 3736 and 3736A shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 Multiple Dwelling Law, all installation may be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing laboratory and all installations shall comply with Section 64 of the Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 545-55-SA", and in addition thereto shall also designate the model designation and the additional wording "Equipped with Approved automatic shut-off."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

613-55-SM

APPLICANT—Medusa Portland Cement Co., owner.
SUBJECT—Application July 12, 1955—Medusa White Air-Entraining Portland Cement, approval of.
APPEARANCES—
For Applicant: Thomas J. Isherwood.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 613-55-SM

Subject: Medusa White Air Entraining Cement.

Medusa Portland Cement Company, New York filed July 12, 1955 an application with the Board of Standards and Appeals for approval of the Medusa White Air Entraining Cement, Type IA (air entraining cement) under the provisions of C26-312.oC.2 Administrative Building Code and the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is portland cement used in building construction.

Description

In the manufacture of air entraining cement, the applicant introduces as the air entraining agent, neutralized vinsol resin into the regular portland cement. This agent is added directly to the mill which insure a controlled amount of the agent and a complete intermixing with the portland cement.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts, Committee on Test and samples of the cement from the applicant's mills at York, Pa., were collected, placed in containers and sealed. The sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of Air Entraining Cements adopted under Cal. No. 64-55-SR.

The type IA met the requirements. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Medusa White Air Entraining Cement Type 1A, as manufactured at the applicant's plant at York, Pa., as meeting the requirements of C26-312.0 Administrative

Building Code as superceded by the General Resolution adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legibly marked and that each bag or container shall be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 613-55-SM, including the type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

544-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.

SUBJECT—Application June 27, 1955—Suburban Recessed Gas Ovens, Models 9018, 9118, 9218, 9018A, 9118A, 9218A, 9518, 9618 and 9718, approval of.

APPEARANCES—
For Applicant: Erich Loeb.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 544-55-SA

Subject: Suburban Gas Recessed Oven, Gas-fired, Models 9018, 9118, 9218, 9018A, 9218A, 9518, 9618 and 9718.

E. Loeb for Samuel Stamping and Enameling Co., Chattanooga, Tenn., filed June 27, 1955 an application with the Board of Standards and Appeals for approval of the Suburban Gas Recessed Oven, Gas-fired, Models 9018, 9118, 9218, 9018A, 9218A, 9518, 9618 and 9718 under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are gas-fired ovens used for cooking purposes.

Description

The ovens are designed for built-in installation and are of porcelain enamel finish or stainless steel. The ovens are equipped with a fully automatic oven thermostat and the ignition is either automatic employing burner pilot and safety pilot valve or manual flash tube ignition.

The BTU input is 19,000 BTU for the broiler.

Inspection and Test

The appliances have all been approved by the American Gas Association under Cert. 1-995.011. The details of construction were examined by Asst. Engr. J. A. Darts Committee on Test.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliance-automatically controlled, appliances equipped with an automatic pilot and other automatic devices which
   (a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.
   (b) graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes designed to control the gas supply to a burner or burners, in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows: The models 9018, 9118, 9218, 9018A, 9218A, 9518, 9618 and 9718 shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations may be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing laboratory and further that these ranges may be used under the provisions of Section 64 of the Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 544-55-SA", and in addition thereto shall also designate the model designation and the additional wording: "Equipped with an approved automatic shut-off" and further each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1429-39-SM—Vol. III

APPLICANT—Rock-Crete Corporation, owner.

SUBJECT—Application for consideration—reopening as for report as to change of corporation name—re Rockland Concrete Masonry Units; previously approved.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. III, for report as to change of corporate name.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

1429-39-SM—Vol. IV

APPLICANT—Rock-Crete Products, Inc., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. IV—re Rock-Crete Products, Inc., Lelite Concrete Building Block; approval of.

APPEARANCES—
For Applicant: None.

MINUTES

ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

360-50-SA

APPLICANT—Automatic Burner Corporation, owner-manufacturer.
SUBJECT—Application for consideration—reopening for report as to amendment for additional name—re Burnham Oil, Model 55; Home Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A, and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Well McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for report as to additional name.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

383-54-SM

APPLICANT—Rock-Crete Corporation, owner.
SUBJECT—Application for consideration—reopening as to report in change of corporation name—re Rock-Crete Standard and Jumbo Size Cinder Concrete Brick; previously approved.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for report as to change of corporate name.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

204-55-SA

APPLICANT—Surface Combustion Corp., owner.
SUBJECT—Application February 28, 1955—Janitrol Gas-fired Floor Furnace (space heater), Model TAS, approval of.
APPEARANCES—
For Applicant: Frederick T. Heed.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

967-54-A

APPLICANT—Julius S. Rapson, for Joseph Sackowski, owner.
SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.
PREMISES AFFECTED—46-02 Marathon parkway, west side, 334.96 ft. south of Northern boulevard, Block 8215, Lot 54, Douglaston, Borough of Queens.
APPEARANCES—
For Applicant: Julius S. Rapson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board on February 15, 1955, certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1955, by adding thereto:

"that in the event the owner desires to change the occupancy of the building to two families and the occupancy of the garage to two cars, such changes may be made, as acted on by the Borough Superintendent under N.B. 4466/55, disapproved November 14, 1955, and as now shown on revised plans, marked "Received November 29, 1955" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, where not inconsistent with the requirements of the resolution above cited."

241-55-A

APPLICANT—DeRose and Cavalieri, for Tomasina Porcelli, owner.
SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent—re construction and exits.
PREMISES AFFECTED—2473 Hughes avenue, west side, 100 ft. south of East 189th street, Block 3077, Lot 39, Borough of The Bronx.
APPEARANCES—
For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal denied.
THE VOTE TO GRANT—
Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4
THE RESOLUTION—
WHEREAS, the decision of the borough superintendent, dated March 10, 1955, on Alt. App. 955/54 reads:

"1. All passageways for exits must be unobstructed and a minimum width 3′ as per Sect. 273—Labor Law.

2. Frame structures used for manufacturing purposes is contrary to Sect. 4.1.2.

3. All exterior walls within 25′ of a nonfireproof building shall be built of fireproof materials as per Sect. 270(2) of the Labor Law.

6. Show 2 means of egress as per Sect. 270 of the Labor Law."

and
WHEREAS, the applicant states the building is two stories, 25 ft. in height, 25 ft. by 77 ft. 6 in. in area, of Class 4 construction, erected in 1904, on a lot 25 ft. front by 87 ft. 6 in. in area, in a business use, B area, Class 1¼ height district; used and occupied since 1946 as follows: Cellar—storage and boilerroom, 0 persons; 1st floor—store, 20 persons; 2nd floor—dwelling, 2 families; proposed to be used and occupied upon completion of alteration as follows: Cellar—storage and boilerroom, 0 persons; 1st floor—store and factory (needle trades), 20 persons; 2nd floor—dwelling, 2 families. The building is provided with one 2 ft. 6 in. wide wood stairs, enclosed in partitions of wood studs, lath and plaster, equipped with wood doors which are not self-closing. Stairhall leads to street, and is provided with ladder and scuttle to roof; and
WHEREAS, the applicant states the front portion of the building is brick-veneered except for the north wall and the

entire two stories of the rear extension is of brick, Class 3 construction; that a variance is requested to legalize the first story dress manufacturing use; and

WHEREAS, the applicant contends as to Objection 1, that it is proposed to fire-retard the wall partitions at the first story and it is requested that the existing exits to the first story hall and shipping room be considered as adequate, as the total occupancy for factory use will not exceed 16 persons; and

WHEREAS, the applicant contends as to Objection 2, that it is requested that the factory use of the first floor of this frame structure be permitted as the factory use will be at the rear portion, which is of brick construction and the front portion is of brick veneer except for the north wall; and

WHEREAS, the applicant contends as to Objection 3, that a variance is requested as to the exterior wall within 25 feet of a nonfireproof building, as the factory has been in use since 1946 and the enclosure walls of factory portion are of Class 3 construction; and

WHEREAS, the applicant contends as to Objection 6, that a variance of Section 270 of the Labor Law is requested inasmuch as the factory use is on the first story of the building with direct egress to the street through the shipping room which will be separated from the hall by a fire-retarded partition; and

WHEREAS, the applicant states that in addition to the exits herein proposed, egress from the first story can be had through the northerly 25 feet of the adjoining lot to the south, lot 50, which portion is under lease to the owner by the city for use as a garden space; and

WHEREAS, the premises were inspected by a committee of the Board and the committee does not report favorably on the appeal.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 955/54, Objections 1, 2, 3 and 6, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied.*

639-55-A

APPLICANT—Salvatore Palumbo, for St. Marks-4th Avenue Realty Corp., owner (Modern Way Lumber Co., lessee).

SUBJECT—Application for consideration—reopening as to amendment to resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—81-85 4th avenue, east side, 20 ft. south of St. Marks place, Block 934, Lot 7 (part of), Borough of Brooklyn.

APPEARANCES—

For Applicant: Salvatore Palumbo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 18, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 18, 1955, by adding thereto:

"that in the event the owner desires to install an approved sprinkler system for the entire building, complying with the requirements therefor, such sprinkler system may be accepted in lieu of the requirement in the above cited resolution for fire-retarding the ceiling of the first floor; and that in all other respects the resolution above cited shall be complied with." (N.B. 261/54.)

697-55-A

APPLICANT—L. Davidson, for Star Corrugated Box Co., Inc., owner.

SUBJECT—Application August 11, 1955—re Appeal from a decision of the borough superintendent relating to construction of exterior walls.

PREMISES AFFECTED—55-15 Grand avenue, north side, 259.2 ft. west of 57th street, Block 2610, Lots 310 and 336, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: L. Davidson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Not Voting: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 11, 1955 on amendment to Alt. Applic. 2363/54, reads:

"17. The exterior walls of a Class II structure should have a three hour rating as per 3.2.2. B.C.

20. The columns of a class II commercial structure should have a three hour rating as per 3.2.2. B.C."

and

WHEREAS, the applicant states that the building is 2 stories, 35 ft. in height, 220 ft. front by 570 ft. in area, of class 2 construction, erected 1924 and 1937, located on a lot 288 ft. front by 600 and 615 ft. in depth, in an unrestricted use district, and used and occupied since 1925 and since 1938 as follows: cellar—boiler room, 2 persons; 1st floor—warehouse, 40 persons; 2nd floor—factory, 180 persons; that it is now proposed to construct a one story addition, 72 ft. by 129 ft. in area and an addition approximately 138 ft. by 220 ft. in area, in class 2 construction, and to use and occupy the premises as follows: cellar—boiler room, 3 persons; and warehouse, 8 persons; 1st floor—factory, 110 persons; 2nd floor—factory, 180 persons; that the building is provided with an approved standpipe system, an approved sprinkler system, an approved interior fire alarm system and regular monthly fire drills are maintained; that there are four 3 ft. 8 in. wide steel stairs with cement treads, enclosed in 6 in. terra cotta blocks and brick, equipped with fireproof, self-closing doors; that 3 stairs extend to roof bulkhead and direct to street; and

WHEREAS, the applicant states that it is erecting a one story warehouse for the storage of Kraft paper in rolls to be used in the manufacture of corrugated containers in the adjacent building; and

WHEREAS, the applicant contends that as to objection 17 issued by the Borough Superintendent, requiring that two walls above the main flat roof, about 125 ft. long and an average height of 8 ft., be constructed as approved by the borough superintendent, of steel sash with rough wired glass, except for the central portion which will be glazed with single thick glass set in steel sash for fire-fighting purposes, as indicated on drawing 3/3, section A-A filed with this appeal; and

WHEREAS, the applicant states that as to objection 20 issued by the Borough Superintendent, that this item was originally approved by the Borough Superintendent consisting of heavy steel columns covered with 1 in. vermiculite gypsum plaster on metal lath as shown on drawing filed with this appeal marked 2/3; and

WHEREAS, the applicant requests to be permitted to use cement asbestos corrugated siding with 1 in. of fibre board inside instead of the rough wired glass that has been approved by the Borough Superintendent under objection No. 17; and

WHEREAS, the applicant also requests that the Board per-

mit the omission of fireproofing on the columns referred to in objection No. 20 issued by the Borough Superintendent; and

WHEREAS, the applicant contends that the building is of long span construction, one story in height, with the underside of the roof trusses 58 ft. 2 in. above the floor, supported at the extreme ends on steel columns 130 ft. 5 in. on centers; that the walls consist of 4 in. face brick and 8 in. load bearing concrete blocks, stiffened by connections to girts; that the roof deck will be 2¾ in. thick precast solid concrete, erected by Concrete Plank company of a type approved by the Board and surfaced with Barrett built-up roofing; that it is proposed to install a wet pipe sprinkler system in the building and in addition, on the outside of the westerly and southerly walls a dry deluge system will be installed with open heads to protect the building against possible external fire hazards; that in addition, an additional 8 in. water main, though only 6 in. is required, will be installed to feed the sprinkler system and a fire hydrant will be installed in the yard with two hose outlets; that the building will be at the rear of the lot and there is a private driveway 65 ft. 8 in. wide and a yard with a depth of 75 ft. 6 in.; and

WHEREAS, the applicant further contends that Kraft paper in rolls will not support combustion; that at no time will there be more than 4 people in the building and the possibilities for fire are extremely in view of the nature of the product stored; and

WHEREAS, the applicant states that on the westerly side of the building, the 12 in. masonry walls are solid from the ground up to a height of 52 ft., above which glass blocks have been installed having a rating of ¾ hour, for a height of 7 ft. 1 in.; that on the south and north the 12 in. masonry walls are solid for a height of 51 ft. above the ground, above which steel sash 6 ft. 9 in. high are installed, glazed with rough wired glass and made self-closing; and

WHEREAS, the applicant states that the walls in question as shown on drawing 3/3, section A-A, are set back 14 ft. and 30 ft. from the exterior masonry walls, respectively, and because of the long span in this building heavy walls would be impractical at these two locations; that to provide the steel sash as required would cause considerable condensation and the use of heavy corrugated cement asbestos with 1 in. of fibre board insulation will afford ample protection against external hazards, especially in view of the fact that the walls in question will be set back a substantial distance from the main masonry walls; and

WHEREAS, the applicant contends as to the requirement for fireproofing the vertical columns, that this seems unnecessary in view of the limited use of the building for the storage of Kraft paper in heavy rolls; that if the fireproofing were installed, it would not remain long in its original condition as the traveling crane and swinging action of the rolls would most likely destroy the fireproofing, and the debris of the fireproofing in itself would create a hazard for the employees, and in view of the fact that the paper in rolls will not support combustion, it is requested that the owner be relieved of the requirement to fireproof the columns; and

WHEREAS, the premises, including the columns and the condition of the building, were inspected by a committee of the Board and it is the opinion of the committee that the appeal should not be granted; as to fireproofing of the columns, the committee feels that they should be fireproofed in the regular way for Class 2 construction; as to objection No. 17, the committee might consider an alternative that is of all incombustible material, not introducing any inflammable material such as the proposed fiberboard.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 2363/54, objections 17 and 20 be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

789-55-A

APPLICANT—Columbia Pictures Corp., lessee, for Frezard Corp., owner.

SUBJECT—Application September 22, 1955—re Appeal from a decision of the borough superintendent—re removal of sprinkler heads and pipes.

PREMISES AFFECTED—711 5th avenue, northeast corner of East 55th street, Block 1291, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Lawrence C. Gibbs, G. J. Kelly, G. F. Schultz, F. B. Van Etten, Arthur A. Edwards, H. J. Takiff, Kenneth Rymer and J. F. Cleary.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, an amendment was filed August 1st, 1955 to Alt. App. 1049/55 wherein it was proposed to remove all sprinkler heads, branch pipes and horizontal floor mains on part of the fourth, the entire fifth to tenth floors, inclusive, and to cap up supply at main, and on the second floor it was proposed to build a film storage vault and cutting room for storing safety films, these rooms to be provided with fireproof self-closing doors; and it was proposed to adjust sprinklers in all of the film cutting rooms and film storage on the second floor and to remove the sprinklers from the balance of the floor; and

WHEREAS, the decision of the Borough Superintendent dated August 21, 1955 on such amendment to Alt. App. 1049 of 1955, reads:

"Removal of sprinkler heads and pipes is contrary to C19-117.0 (c)."

and

WHEREAS, the applicant states the building is sixteen stories, 200 ft. in height, 120 ft. front by 150 ft. in depth, of class one construction, erected in 1920, located on a lot 120 ft. front by 150 ft. in depth in a business use, A area, Class 1¼ height district, and used and occupied since 1927 as follows: basement—store annex and storage, 55 persons; street floor—four stores, 100 persons; 1st floor—office, 65 persons; 2nd floor—office and sales, 27 persons; 3rd floor—office, 75 persons; 4th floor—office and factory, 60 persons; fifth floor—vacant; 6th floor—office and factory, 71 persons; 7th floor—office and factory, 140 persons; 8th floor—office and factory, 175 persons; 9th floor—office and factory, 74 persons; 10th floor—office and factory, 108 persons; 11th floor—office 65 persons; 12th floor—office 35 persons; 13th floor—office and radio studio, 30 persons; 14th floor—office and radio recording studio, 25 persons; 15th floor—office and radio studio, 25 persons; 16th floor—office and radio studio, 2 persons; and

WHEREAS, Certificate of Occupancy #13328 issued, November 23, 1927 upon completion of work under NB App. 355 of 1926 describes the building as 15 stories in height of fireproof construction and permitted the following use and occupancy—Cellar—store and storage, 40 persons; 1st floor—stores, 720 persons; 2nd floor and mezzanine—office and showrooms, 150 persons; 3rd floor—offices and showrooms, 150 persons; 4th to 11th floors—offices, showrooms and factory, 200 persons each floor; 12th to 15th story—offices, 150 persons, each floor and contains the note that not more than 25% of the floor area of the building is to be used for manufacturing purposes; and

WHEREAS, upon completion of the alteration herein proposed the building is proposed to be used and occupied as follows: basement, street floor and first floor—without change; 2nd floor—projection room, film storage and editing rooms and office, 60 persons; 3rd floor—no change; 4th to 10th floors—offices, 50 persons on the 4th, 75 on the 5th, 125 on the 6th and 125 on the 7th, 90 on the 8th, 100 on the 9th and 45 on the 10th; 11 to 16th floors—no change in use or occupancy is proposed; the building is provided with an approved standpipe system and an approved two-source sprinkler system throughout; there is an approved interior

fire alarm system and regularly monthly fire drills are maintained; the building is providcd with one interior fireproof stairs and one fire tower leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the equitable considerations involved warrant the granting of a variance from the provisions of Section C19-117.0 (c) of the Administrative Code; and

WHEREAS, the applicant states that on June 1, 1955 it leased the entire building for a period of 23 years with renewal option which, if exercised, will give it control of the building until the year 2062; that it is proposed to occupy the second floor, part of the fourth and all of the fifth through tenth floors for office space only except that on part of the second floor it is proposed to construct film storage and cutting rooms using only safety film; that these rooms will have fireproof self-closing doors and will occupy a total of not more than 1,000 sq. ft. out of the 15,000 sq. ft. of rental space on the second floor; that it is the proposed construction of the film storage and cutting rooms on the second floor which has causcd the decision of the Borough Superintendent which is the subject of this appeal; that it is proposed to remove the sprinkler heads, branch pipes and horizontal floor mains in the space which Columbia intends to use for its own purposes, although no such removal is sought with respect to that portion of the second floor wherein the film storage and cutting rooms are proposed; that the sprinkler system will be continued to be maintained in the balance of the building; and

WHEREAS, the applicant contends that the equitable considerations involved, together with the fire precautions proposed with respect to the film storage and cutting rooms, warrants granting a variance of the provisions of Section C19-117-0 (c) of the Administrative Code; and that a denial of this appeal would cause it and its employees severe hardship and make the building practically unusable after it has obligated itself to pay substantial rental for the building for the next 23 years; and

WHEREAS, the applicant states that the proposed construction of film storage and cutting room on the second floor is solely for its own use and in conjunction with the proposed second floor projection room; that the film cutting and projection room will comply with all requirements of the Dept. of Housing and Buildings, the Fire Department and all rules and regulations applicable thereto and will have one and onc-half hour fire rating walls, equipped with two and one-half hour hollow steel fireproof self-closing doors; that the floors and ceiling of such room will be of six inch reinforced concrete which normally has a three hour rating and the lights will be vapor proof; that each room will have a complete sprinkler system; that soda and acid extinguishers will be maintained; that the rooms will be air conditioned and, in addition, will be mechanically ventilated to the outer air; that exits to fire stairs will be of sufficient size to conform with the requirements normally permitting an occupancy of 150 persons without the use of sprinklers; that the existing standpipes and fire alarm system, as well as sprinkler system in the portion of the building not to be occupied by Columbia will be continued to be maintained; and

WHEREAS, the applicant states that it is proposed to remove the sprinklers from the spaces involved for the reason that the existing sprinkler heads, branch pipes and horizontal floor mains makes it practically impossible to air condition the space; that although the general ceiling height in the space involved is 10 ft. 7 in. nevertheless, when installation of proposed air conditioning and lighting the distance from floor to ceiling will be no more than 6 ft. 4 in., a condition which would make the premises impossible to occupy under the existing conditions; that the beam drop from the ceiling is 9 inches, that by reason of the fact that sprinkler lines containing heads are required to be below the beam soffets, the depth of the sprinkler lines containing heads is 13 inches below the ceiling line, or approximately 4 inches below the beam soffets; that the supply lines for the sprinkler pipes is one inch below the line containing the sprinkler heads; that the proposed air conditioning ducts would, of necessity, have to be placed below the sprinkler pipe supply line to avoid conflict with the sprinkler pipes and the supply line; thus, before any air conditioning ducts can be installed an allowance must be made for the same to be at least 2 ft. 9 in. below the ceiling slab; that the air conditioning supply ducts and return ducts each 8 in. in height would have to be placed one below the other, thus taking a toal distance of 16 inches below the lowest point of the sprinkler supply line; and

WHEREAS, the applicant states that it is planned to construct a hung ceiling below the air conditioning ducts for which ceiling an allowance of approximately 3 inches would normally have to be made, that however, the hung ceiling will have to make allowance for lighting fixtures requiring 7 inches with the result that the hung ceiling will have to be 7 inches below the underside of the air conditioning return ducts; that from the underside of the hung ceiling an allowance of 3 inches must then be made for sprinkler heads which would have to be suspended from the present sprinkler lines; that the installation when completed would allow for only a 6 ft. 4 in. space from the bottom of the extended sprinkler heads to the floor; and

WHEREAS, the applicant states that the method proposed as shown on drawings filed with this appeal marked "Exhibit A" the removal of the sprinkler system will permit the raising of the proposed hung ceiling from 6 ft. 4 in, to 7 ft. 11 in. after necessary allowance has been made for air conditioning ducts, lighting fixtures and hung ceiling; and

WHEREAS, the applicant contends that not only is the proposed 7 ft. 11 in. ceiling height desirable for health reasons such as light and air but it is imperative that this height be maintained because of existing window and door height; and

WHEREAS, the applicant contends that the proposed air conditioning system is absolutely necessary; that it will occupy 130,000 sq. ft. of the 230,000 sq. ft. of rental area in the building; that in order to locate all of its employees within this area it is apparent that a substantial portion of the space to be occupied will be interior space without any exterior openings; that this space must have proper ventilation and air conditioning is the only manner in which proper ventilation can be afforded to this substantial interior space.

Resolved, that the decision of the Borough Superintendent acting on amendment to Alt. App. 1049/55, be and it hereby is *modified* and that thc appeal be and it hereby is *granted* to permit the existing voluntary sprinkler system to be omitted in on and below the tenth floor of the building, except for the space on the second floor in which there is film storage and cutting of safety film only, in which space the sprinkler system is to be continued, as indicated on plans filed with this appeal marked, "Received, September 22, 1955" (4 sheets), "November 9, 1955" (one sheet), "December 5, 1955" (one sheet), "December 7, 1955" (20 sheets), *on condition* that the remaining sprinkler system shall be maintained to the satisfaction of the Fire Commissioner; that the sprinkler siamcse shall be painted and be provided with a sign satisfactory to the Fire Commissioner describing the areas in which the sprinkler system will remain operative; that the standpipe system shall be maintained in accordance with the Code requirements; that an approved fire alarm system and fire drills shall be maintained where required; that in all other respects the building and occupancy shall comply with all laws and rules applicable to the building and occupancy; and that a new Certificate of Occupancy shall be obtained.

247-52-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Webster-Hutton Co., Harry & Isadore Glasser & Ricklin, owners (D. Kaltman, lessee).

SUBJECT—Application for consideration—reopening as Vol. III to consider a new decision—re Appeal from a decision re an order of the fire commissioner; previously denied.

PREMISES AFFECTED—3200-3220 Jerome avenue. 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of The Bronx.

MINUTES

APPEARANCES—
For Applicant: Ernest Cordova.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new decision.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.
SUBJECT—Application December 7, 1954—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum and M. Hauer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 31, 1956, at 2 P. M., for inspection and decision.

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.
SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.
APPEARANCES—
For Applicant: Sidney Daub.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 17, 1956, at 2 P. M., at the request of the applicant.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.
SUBJECT—Application January 31, 1955—Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.
APPEARANCES—
For Applicant: Alexander S. Traub.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 31, 1956, at 2 P. M., for inspection and decision.

124-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.
APPEARANCES—
For Applicant: Gerald D. Roth and E. W. Zaunmiller.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to December 20, 1955, at 2 P. M., for letter from applicant as to fire extinguishing equipment and as to flash point.

310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.
APPEARANCES—
For Applicant: Gerald D. Roth and E. W. Zaunmiller.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to December 20, 1955, at 2 P. M., for further consideration.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldron Garage, Inc., owner.
SUBJECT—Application July 12, 1955—Appeal from a decision of the borough superintendent exits and fire wall.
PREMISES AFFECTED—45-35 39th street, east side, 200.03 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Samuel Rosenblum and B. Freeman.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Laid over to January 31, 1956, at 2 P. M., applicant to file new decision of the Department of Housing and Buildings and revised plans leaving out door in partition.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corporation, owner.
SUBJECT—Application September 12, 1955—Appeal from a decision of the borough superintendent re egress.
PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.
APPEARANCES—
For Applicant: Abraham Grossman.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Laid over to January 31, 1956, at 2 P. M., for inspection and decision; hearing closed.

723-55-A

APPLICANT—Frank Lloyd Wright for Solomon R. Guggenheim Foundation, owner.
SUBJECT—Application September 14, 1955—re Appeal from a decision of the borough superintendent—construction and exits.
PREMISES AFFECTED—1071 Fifth avenue, east side, from East 88th to East 89th streets, Block 1500, Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 20, 1955, at 2 P. M., for decision.

11-37-BZ—Vol. I

APPLICANT—Shanley and McKegney, for E.M.V. Corp., owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of motor vehicles for a term of two years.
PREMISES AFFECTED—6007-6023 Broadway, northwest corner of Spuyten Duyvil parkway, northeast corner, of Post road, Block 3415, part of lot 1275 and lots 1305 and 1307 formerly (Block 3415F, Lots 275, 305 and 307), Borough of The Bronx.
APPEARANCES—
For Applicant: O. A. McKegney.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.
THE VOTE:
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. I on April 27, 1937, certain conditions; and
WHEREAS, the term of variance was extended from time to time and last extended on January 23, 1951; and
WHEREAS, the applicant requested a further extension of the term of variance and an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 27, 1937, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution."
and to permit the extension into the more restricted district from the district formerly zoned as business, now zoned as retail, as acted on by the borough superintendent under Alt. App. 1127/55, disapproved December 12, 1955."

73-38-BZ
APPLICANT—Paul Friedman, for Sears, Roebuck and Company, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking of more than five motor vehicles.
PREMISES AFFECTED—2420 Bedford avenue and 2301-2323 Beverly road, northwest corner, Block 5133, Lot 14, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board on June 28, 1938, certain conditions; and
WHEREAS, the term of variance was extended from time to time and last extended on December 19, 1950; and
WHEREAS, the resolution was amended on November 5, 1952; and
WHEREAS, the applicant requested an extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1938, as thereafter *amended* by resolutions adopted through November 5, 1952, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (B.N. 1630/45.)

1175-39-BZ
APPLICANT—Paul Friedman, for Sears, Roebuck and Company, owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking of more than five motor vehicles.
PREMISES AFFECTED—2201-2209 Beverly road and 149-175 East 22nd street, northeast corner, Block 5133, Lots 38 to 49 inclusive, Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
For Administration; Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board on February 27, 1940, certain conditions; and
WHEREAS, the resolution was amended from time to time and last amended on November 5, 1952; and
WHEREAS, the applicant requested an extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1940, as thereafter *amended* by resolutions adopted through November 5, 1952, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:
". . . *granted* under Section 7 subdivision h for a term of five years from the date of this amended resolution to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (B.N. App. 1630/45)

95-45-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Hartwiger Garage Corp., owner.
SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, C area district, the extension of an existing garage for more than five motor vehicles and gasoline service station, the building as extended being in excess of the area permitted by the zoning resolution.
PREMISES AFFECTED—87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue, Block 9328, Lots 16, 18, 20 and 22 Richmond Hill Borough of Queens.
APPEARANCES—
For Applicant: Ernest Cordova.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative :..... 0
THE RESOLUTION—
WHEREAS, this application was amended by the Board as Vol. II, on November 15, 1949, certain conditions; and
WHEREAS, the term of variance was extended on December 11, 1951 and December 15, 1953; and
WHEREAS, time to obtain permits and complete the work

was extended on December 27, 1950 and January 4, 1955; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1945, as thereafter *amended* by resolutions adopted through January 4, 1955, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision i for a term of five years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained, and all work completed within three months from the date of this *amended* resolution." (Alt. 3380/48)

708-45-BZ—Vols. I and II

APPLICANT—Paul Friedman, for Mutual Life Insurance Co. of New York and Sears Roebuck & Company, owners (Sears, Roebuck & Co., lessee).

SUBJECT—Application for consideration—reopening as extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the extension of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—2359-2381 Bedford avenue, east side, 158 ft. 3½ in. south of Tilden avenue and 160-174 (126-170 displayed) Lott street, west side, 200 ft. south of Tilden avenue, Block 5135, Lots 23 and 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative 0

Absent: Chairman Murdock 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. I, December 4, 1945, on certain conditions; and

WHEREAS, time to complete was extended June 4, 1946; and

WHEREAS, the resolution was amended January 14, 1947; and

WHEREAS, the resolution was amended January 25, 1949, as Vol. II affecting premises 2359-2381 Bedford avenue, east side, 158 ft.-3½ in. south of Tilden avenue and 160-174 (126-170 displayed) Lott street, west side, 200 ft. south of Tilden avenue (Block 5135, Lots 23 and 53), Borough of Brooklyn; and

WHEREAS, time to obtain permits and complete the work was extended January 25, 1950; and

WHEREAS, the resolution was further amended July 11, 1950; and

WHEREAS, the term of variance was extended January 9, 1951; and

WHEREAS, the resolution was amended on November 5, 1952; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 4, 1945, as thereafter amended by resolutions adopted through November 5, 1952, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. App. 354/47 and B.N. 1417/45)

597-49-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Fred F. French Operators, Inc., owner. (Harriette Turan, lessee).

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); prevoiusly granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years and permitting the erection of an office for attendant.

PREMISES AFFECTED—49-59 Henry street, north side, 115 ft. west of Market street, Block 280, Lots 15 to 20 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on November 28, 1950, certain conditions; and

WHEREAS, the appplicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 28, 1950, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 1731/50)

800-50-BZ

APPLICANT—Ernest Alicandri, for Michel Holding Corp., owner. (Michael C. Fiorello, lessee).

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2824-2840 West 20th street, west side, 175 ft. south of Neptune avenue, 2831-2839 West 21st street, east side, 249 ft. 2 in. south of Neptune avenue, Block 7018, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 1, 1951, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 2961/50)

919-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application for consideration—reopening as to an amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c. 7i and 7A of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station, lubritorium, car washing, sales training room, storage and office and permitting ground signs and permitting curb cuts more than permitted distance from intersection.

PREMISES AFFECTED—69-02 to 69-20 Northern boulevard and 33-01 to 33-09 69th street, southeast corner and 33-02 to 3310 70th street, Block 1242, Lot 1, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 29, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 27, 1952 and May 19, 1953; and

WHEREAS, the resolution was amended on October 14, 1953; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1951, as thereafter *amended* by resolutions adopted through July 24, 1951, by adding thereto:

"that in the event the owner wishes to cover the present common brick front and sides of the building with porcelain enamel, such coverage may be permitted, provided the porcelain enamel used is of a type approved by the Board; that the show window in the sales training room may be removed and an overhead door permitted in same; that the training salesroom may be changed for use as minor repairs, as previously permitted by resolution adopted May 29, 1951, and as acted on by the Borough Superintendent under decision dated August 26, 1955, as to Alt. App. 1319/51, and as shown on revised plans marked "Received September 2, 1955," 4 sheets, *on condition* that in all other respects the resolutions above referred to shall be complied with."

103-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Duleff Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional tanking and pumps—re Application (decision of the borough superintendent); previously granted on condition, under section 7f and 7e of the zoning resolution, permitting in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-37 to 32-25 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner, Block 6025, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdoek: 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 9, 1954, on certain conditions; and

WHEREAS, the variance granted is subject to Court review; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 11, 1954; and

WHEREAS, time to obtain permits and complete the work was extended on March 8, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 9, 1954, as thereafter *amended* by resolutions adopted through March 8, 1955, only as far as it has reference to the tanks and pumps, so that as amended this portion of the resolution shall read:

"to permit the installation of ten approved 550 gallon gasoline storage tanks and to permit the pump islands to be rearranged as indicated on plans filed herewith marked "Received November 22, 1955," (1 sheet), and as acted on by the Borough Superintendent, under Misc. App. 1241/55, on November 16, 1955; and that in all other respects the resolutions above cited shall be complied with."

521-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lehrich Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under seetion 21 of the zoning resolution, permitting in a business use, C area district, the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—1273-1291 McDonald avenue, east side, 175 ft. north of Bay Parkway, Block 6524, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applieant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1954, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954, only as to the time within which to obtain permits and com-

plete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 424/49)

584-52-BZ

APPLICANT—Ingram S. Carner, for Strand Hill Company, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale and storage of accessories and office for a term of years.

PREMISES AFFECTED—39-03 Bell boulevard, and 213-02 to 213-12 39th avenue, southeast corner, Block 6241, Lot 13, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 7, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on June 16, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1953, as *amended* by resolution adopted on June 16, 1953, only so far as it has reference to the number of gasoline tanks, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks, as acted on by the borough superintendent on November 21, 1955, under Misc. App. 955/55; that such tanks shall be located as indicated on revised plans marked "Received November 28, 1955 (1 sheet); and that other than as herein amended the resolution of June 16, 1953, shall be complied with in all respects."

426-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Anna Klein, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, for a a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-10 Linden boulevard, north side, from 79th street to Saphire street, 135-33 to 135-39 Saphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 14, 1954, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's resolution, were approved on July 19, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1321/54)

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg owner (Herman Glicker, lessee).

SUBJECT—Application for consideration—reopening as to amendment to resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs and permitting the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lots 6 and 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955, by adding thereto:

"that in the event the owner desires to make certain changes in the arrangement of the gasoline service station, as shown on revised plans marked "Received November 3, 1955," (2 sheets), to wit: one curb cut only on 45th avenue, and where previously permitted; common brick to be used on the exterior face of the south and west walls abutting the adjoining property in lieu of Waylite concrete block; to permit the building to be within 6 in. of the west property line, thus eliminating an unusable space between the masonry enclosure wall and the west wall of the building and in lieu of the 3 ft. side yard required by the above cited resolution; and to permit three gasoline pumps. two pumps located 15 feet from the lot line on Bowne street and one pump located 20 feet from lot line of 45th avenue, in lieu of pumps required in above cited resolution, such changes may be permitted, *on condition* that in all other respects the resolution above cited shall be complied with." (N.B. 2821/54)

663-54-BZ

APPLICANT—George H. Colin, for Cities Diverse Assets, Inc., new owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district the reconstruction of existing gasoline service station to include lubritorium, washing of cars, storage and sale of accessories and office and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street, 530-532 Pearl Street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: George H. Colin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1954, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954. only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 103/54)

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on conditions, under sections 7e and 7h of the zoning resolution, permitting in a residence and business use district, for a term of ten years, the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on June 14, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2269/54)

212-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Webster-Hutton Co. Harry & Isadore Glasser & L. Ricklin, owner. (D. Kaltman, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision as to a new type of occupancy, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the building zone resolution, permitting in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—3200-3220 Jerome avenue, 1-15 East Van Cortlandt avenue, northeast corner, Block 3323, Lots 36 and 45, Borough of the Bronx.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

326-41-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Margharita Boccia, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, the conversion of occupancy of an existing building (on the rear of the lot) to a garage for more than five motor vehicles.

PREMISES AFFECTED—2222 Homecrest avenuue, west side, 180 ft. south of Avenue V, Block 7372, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of term of variance, subject to the regular procedure, variance under section 7f having expired October 15, 1951.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 21 of the zoning resolution, to permit in a business use D area district, the erection of a motion picture theatre (980 seats) and four stores, occupying more area of lot than is permitted.

PREMISES AFFECTED—46-11 to 46-21 Hollis court boulevard, 46-02 to 46-16 189th street, and 188-12 to 188-20 46th street, northwest corner, Block 5528, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened as Vol II, subject to the regular procedure, to consider a new proposal.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.
SUBJECT—Application for consideration—reopening as to consider new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, car wash, motor vehicle repairs, sale of accessories, and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.
PREMISES AFFECTED—114-11 Farmers boulevard, 191-02/08 Murdock avenue between 191-01/07 114th road, Block 1107, Lot 1, Saint Albans, Borough of Queens.
APPEARANCES—
For Applicant. Ernest Cordova.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal.
THE VOTE—
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.
SUBJECT—Application for consideration—reopening as Vol. II to consider a different proposal of larger area, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, auto washing, storage and sale of auto accessories and office, and permitting the parking of cars waiting to be serviced, for a term of fifteen years.
PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.
APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider new proposal.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

479-55-BZ—Vol. I

APPLICANT—DeRose and Cavalieri, for Gerosa-Paladino Holding Corp., owner (Anthony Monteleone, lessee).
SUBJECT—Application June 15, 1955—(decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business use district extending into a residence use district, a garage for the storage of more than five motor vehicles.
PREMISES AFFECTED—2328-2332 1st avenue, east side, 50 ft. 5½ in. south of East 120th street and 407-411 East 119th street, Block 1807, Lot 48, Borough of Manhattan.
APPEARANCES—
For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn as to Vol I.
THE VOTE:
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

479-55-BZ—Vol. II

APPLICANT—DeRose and Cavalieri, for Gerosa-Paladino Holding Corp., owner (Anthony Monteleone, lessee).
SUBJECT—Application June 15, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the proposed extension of the parking lot from the business use portion to the residence use portion, and the proposed use of that portion of the premises in the business use district, for storage garage for more than five motor vehicles.
PREMISES AFFECTED—2328-2332 1st avenue, east side, 50 ft. 5½ in. south of East 120th street and 407-411 East 119th street, Block 1807, Lot 48, Borough of Manhattan.
APPEARANCES—
For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, to consider a different proposal for a new owner, subject to the regular procedure.
THE VOTE:
Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock..... 1

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

---

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on November 22, 1955, as they appeared in Bulletin No. 48, Vol. 40, are hereby corrected to read as follows:

496-32-BZ—Vol. II

APPLICANT—David Kraus, for Nathan Temares, owner.
SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed extension of the building of room level to create a new fifth floor, same height as the present penthouse, using more of the area than permitted by the Zoning Resolution.
PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.
APPEARANCES—
For Applicant: David Kraus and Nathan Temares.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 1, 1955 subject to regular procedure, to consider extension of building; and

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over to November 22, 1955, for applicant to obtain determination of Dept. of Housing and Buildings re second means of exit; and for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; East broadway and Gouverneur street are in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1955 acting on Alt. Applic. 231-55, reads:

"7. Proposal to extend the existing rear penthouse to cover the entire roof area is contrary to Art. IV Sect. 14 and Sect. 19e of the Con. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. 5 in. frontage by 85 ft. 11½ in. in depth, irregular, on which exists a five story (four story and penthouse) building of class 1 construction; that it is proposed to extend building at roof level to create a new 5th floor, same height as the present penthouse, using more of the area than permitted in a residential, D area district; and

WHEREAS, the applicant further states that the premises submitted under this application consist of a four story and penthouse, class 1 fireproof building; that the building at the typical floor has an area of 1,472 sq. ft. and is on a very limited and irregular plot, having an area of 1,506 sq. ft.; that at the roof level the area of the building is slightly less than that at the typical floor; that the area of the building at the roof level is 1,456 sq. ft.; that it is proposed to extend the present penthouse to cover the entire roof area and thus create a fifth floor for the building; that the present roof area is now occupied by a three room penthouse approved for nurses' room and offices; that there is also a masonry stair bulkhead and an elevator bulkhead and motor room, which projects about 20 ft. above the present roof; that the elevator bulkhead and motor room is located at the rear of the building, against the rear lot line, and occupies the full width of the lot and building at this point; that the stair bulkhead is towards the front of the building, located against the westerly side lot line; that the present three room penthouse is towards the rear of the building, against the westerly side lot line and is separated from the elevator and stair bulkhead by an open roof area at each side; and

WHEREAS, the applicant contends that the building is entirely occupied as a duly licensed nursing home, catering to about 10% private patients and about 90% of patients referred and sent by the Department of Welfare of the City of New York; that the type of patients handled are post-operative, convalescent cases and those convalescing for many other reasons; that all types of diseases are treated, except mental cases; that all beds are constantly occupied and the demand for additonal hospital beds is far in excess of the supply that the penthouse rooms can only be approached by means of the stair bulkhead and the elevator, which has a landing at this level; that to get to these rooms it is necessary to walk across an open roof area; that this is at times hazardous, especially in wet weather and during cold seasons, when the room is obstructed by snow or covered by ice; that as a result of the physical conditions these rooms have never been able to serve an adequate and useful purpose and represent space that is absolutely wasted; that the proposed extension of the building at the roof level to create a new fifth floor will be of class 1, fireproof construction; that it will be approximately the same height as the present penthouse and will be far below the roof of the present elevator motor room; and

WHEREAS, the applicant further contends that the building is bounded on the east by a public children's playground which faces Gouverneur street and occupies the entire block front from East Broadway to Henry street; that this playground has been in existence for a great many years and may never be built upon, as it is under control of the Board of Education and is owned by the City; that the adjacent property at the rear of this building is a fire station, controlled by the fire department and owned by the City; that the adjacent building on the westerly side is a structure whose light and ventilation will not be affected by the proposed change, as the westerly portion of the roof in question is now almost entirely occupied by structures having a height similar to that of the proposed fifth floor; that the proposed construction is only slightly in excess of the requirements for a D zone; that the relationship of the present occupied and unoccupied roof areas, as related to the total roof coverage is as follows: area of building at roof —1,456 sq. ft.; present occupied roof area—632 sq. ft.; unoccupied area of lot at roof level—872 sq. ft.; permitted coverage at 55% of unoccupied area as provided in zoning resolution for a D zone—479 sq. ft.; excess proposed coverage at roof level—345 sq. ft.; and

WHEREAS, the applicant requests that the Board grant this application so that the work may proceed as proposed, planned and submitted; that this will result in the removal of an undesirable and dangerous roof occupancy and the nursing home will gain additional highly needed hospital beds and be in a position to render the welfare department and the people of the City of New York a better service; that it is felt that the work proposed can have no adverse effect on surrounding properties or other portions of the neighborhood and community as the use is a highly controlled, clean and select one and the existing ground coverage has been established for many years; that all work will be done in accordance with the rules and regulations of the department of hospitals of the City of New York and all other departments and agencies having jurisdiction; and

WHEREAS, the applicant states that the present owner has held title to the property since December 14, 1953; that the assessed valuation of land is $7,000 and of the building $48,000 making a total of $55,000; that the building was erected in 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that the existing building which was not used throughout for the purposes now proposed but was used, as to one floor, for doctor's office and for patients' infirmary or hospital on the second floor and for residence on the two upper floors; that there is one room on every floor that does not have a legal window as the only window on the lot line wall opens on a playground, and a former window to rear yard was blocked up when the elevator was constructed; that this condition is proposed to be applied also to the proposed fifth floor where there would be one lot line window only; the Board is aware that under the Building Code there was no requirement for a second means of exit but in view of the proposed occupancy of the building as a nursing home the Board finds that there should be a second means of exit particularly as the present stairway in the building while of fireproof construction is enclosed in only four inch cement blocks in the upper floors and no enclosure on the first floor where the stair opens on a hallway which goes all the way from East Broadway to the rear of the building; in view of these conditions the Board suggests that the application be withdrawn to permit further study by the applicant without prejudice to bringing a new application at a later date.

Resolved, that the application be and it hereby is *withdrawn.*

* Correction—Action of Board corrected to read "without prejudice"; and the first ten whereas preambles, which had been omitted from the resolution, inserted therein.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

(Cal. No. 217-21-SR)

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, January 13, 1956, at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Covering the Installation and Use of Oil Burning Equipment and the Storage of Oils Used in Connection Therewith.

Note: New matter appears in *italics*; old matter to be deleted appears in brackets [ ].

Rule 2. Definitions.

2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous *or intermittent* operation.

2.9 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families including convents, rectories and monasteries.

2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth *outside of buildings,* such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:

2.14 INDUSTRIAL INSTALLATIONS: [Oil burner installations for industrial purposes.] *The same as Commercial Installations—see 2.5.*

Rule 3. Oil Permitted.

3.1 Oil permitted under these rules shall be any hydro carbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in *current* Commercial Standard [CS12-38] *published by the* U. S. Department of Commerce *The holder of a Class B Installer's License shall be permitted to install fuel oil burning equipment capable of burning only oils that may be directly ignited by electrical ignition without preheating.* [, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{ Range Oil
{ No. 1 Fuel Oil
No. 2 " "
No. 4 " "
No. 5 " "
No. 6 " "]

Rule 4. Standards for Approval of Oil Burners by the Board.

4.1 Approved burners, including oil-burning heaters, *and electrical controls,* shall be an assembly of approved parts suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4″) of *masonry.* [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2″ x 2″ mesh, and extending at least four inches (4″) beyond the horizontal outline of tank in all directions, with weep holes along the bottom one inch in diameter not more than 3 ft. apart.] Each storage tank may be placed in a protective enclosure having [solid] masonry walls not less than [eight inches (8″)] *four inches (4″)* in thickness [and of dimension not less than fifteen inches (15″) greater on all sides than the outside dimensions of the storage tank.] The walls of *the enclosure* shall be carried up to a height not less than two feet (2′) above the top of the tank *or to the ceiling where the ceiling is less than two feet (2′) above the top of the tank.* [A fireproof access door] *An access door of incombustible materials* shall be installed in the enclosure. [above the point where the enclosure has a capacity equal to the tank; and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.] The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.4 Outside of Buildings, Above Ground.

6.4.1 Storage tanks *of a capacity greater than 275 gallons* located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10′) from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built, upon	16,000	gallons
If distant 30 feet.....	24,000	"
If distant 40 feet.....	36,000	"
If distant 50 feet.....	48,000	"
If distant 60 feet.....	60,000	"
If distant 75 feet.....	96,000	"
If distant 85 feet or more..	100,000	"

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no *buried* tank shall be placed within twenty feet (20′) of any wall, separating a building from the subway, and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. *Where the subway passes directly underneath a building, the tank located within the building above ground shall be placed within a welded steel oil-tight pan of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2 Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief *or pressure regulating* valve *in the piping system* to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connections shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*

7.2.3 Relief valves shall be set to discharge at not more than one and one-half (1½) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision.* There shall be no shut-off valve in the line of relief.

7.3 Vent Pipe.

7.3.4 Vent pipes shall be provided with *an approved* weather-proof hood *having a free area of not less than the pipe size area* and shall terminate outside the building not less than two feet (2′) from any building opening and not less than two feet (2′) nor more than twelve (12′) above the fill pipe terminal except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1″) line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2′) of any building opening or subway grating at or below the level of the fill pipe terminal. No fill pipe shall be less than 2 inches in diameter. *Installations utilizing No. 6 fuel oil shall be equipped with fill pipe having a minimum diameter of three inches (3″), which must be carried to within three feet (3′) of the curb or such other distance as may be required by the Bureau of Highways, provided however that in buildings having no curb lines but having facilities for off-street deliveries, the fill pipe terminal shall be installed elsewhere, as approved by the administrative official.*

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and a swing check valve [which] shall be located at the fill pipe terminal *and the shut-off valve may be located at the fill box terminal or inside the building in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. *No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, Plants, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 *Applications.*

[10.1.2] Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate or license issued by the Fire Commissioner, on forms furnished by the Fire

Commissioner [and] *which* shall [provide for] *include* the location of the building in which the installation [is to be] *has been* made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.

10.1.3 CO_2 *Affidavit.*

[10.1.3] No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *there has been furnished a sworn statement by the installer in proper affidavit form attesting to such installation and test,* and that the CO_2 content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 *Tank and Piping Tests.*

[10.3.1] All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

12.1 *Ventilation, Connections to Chimneys.*

[12.1] No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article 11 of the Administrative Building Code except that in [high pressure mercantile and industrial plants,] *commercial buildings, public buildings and multiple dwellings,* several units may be connected to a *common* boiler room [stack.] *chimney.*

12.2 *Adequate Ventilation.*

[12.2] Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed [.], *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated.*

12.3 *Dampers.*

[12.3] Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time [,]. [and on all installations in one and two family dwellings an approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

Rule 14. Fire Protection.

14.6 *Oil Burning Devices.*

[14.6] Oil burning devices designed for installation with storage of not more than six (6) gallons shall be [firmly anchored to the floor,] set level and *firmly anchored.* The floor beneath [the] stoves or any such heating devices *shall be* protected by a shield of ½" asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

[14.7 Near each boiler or furnace of a fuel oil-burning unit there shall be kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.]

14.7 *Extinguishers.*

One approved hand fire extinguisher of not less than two (2) quart capacity suitable for oil fires, or two (2) sand pails with rounded bottom, shall be provided near each boiler, furnace or other oil burning unit. Extinguishers shall be provided for all suspended oil burning units.

Rule 15. Instruction Cards and Certificate of Fitness.

15.2 *Except as provided in Rule 15.2.1 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

15.2.1 In any installation utilizing No. 6 fuel oil which is equipped with controls performing the functions set for below, the heating system shall be under the supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed at a building and whose employment has, as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fire-

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

PUBLIC HEARING

man issued after May 1, 1941 under the provisions of C-26-213.0 the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate.

The controls are to provide the following functions:

A. A protectorelay unit shall be provided which shall close the main fuel valve within two to four seconds following flame failure, and shall include a temperature controlled safety switch to shut down the system within 25 to 55 seconds in event of flame or ignition failure.

B. A low voltage alarm contact to close an external alarm circuit in event such a signal is required.

C. The protectorelay shall include a self-checking circuit which shall automatically prove each part or component before every burner starts, so designed that, should a failure occur, the burner cannot be started. The timing for interrupted ignition shall be fully adjustable over a range of 5 seconds to 3 minutes. Each unit shall provide for pre-ignition purge and postpurge timing approximately 15 seconds in duration, or an optional main fuel valve delay timing of 15 seconds and a 15 second postpurge timing.

2.05
EW
THE LIBRARY OF THE
JAN 24 1956
UNIVERSITY OF ILLINOIS

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building New York City

Vol. XL | Subscription $10.00 a year | December 27, 1955 | Single Copies, 20 cents By Mail, 25 cents | No. 52

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, December 20, 1955, Affecting Calendar Numbers 109-29-BZ—Vol. III, 13-48-BZ—Vol. II, 262-55-BZ, 277-55-BZ, 419-55-BZ, 469-55-BZ, 636-55-BZ, 827-55-BZ, 19-26-BZ—Vol. V, 35-34-BZ—Vol. IV, 398-40-BZ—Vol. II, 830-55-A, 905-53-BZ—Vol. II, 551-54-BZ, 719-54-BZ, 720-54-A, 163-55-BZ, 247-55-BZ, 248-55-A, 342-55-BZ, 440-55-BZ, 710-55-BZ, 803-55-BZ and 837-55-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, December 20, 1955, Affecting Calendar Numbers 657-40-SM, 333-53-SM, 511-55-SA, 612-55-SA, 646-55-SA, 355-52-SA, 99-53-SM, 72-48-A—Vol. II, 918-54-A, 387-55-A, 527-55-A, 723-55-A, 833-55-A, 980-55-A, 158-54-A, 124-55-A, and 310-55-A.

(Remaining Minutes of the Meeting of December 20, 1955 will be printed in the Bulletin of January 3, 1956.)

Public Hearing on Proposed Amendments to the Rules Covering the Installation and Use of Oil Burning Equipment and the Storage of Oils Used in Connection Therewith.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to December 20, 1955

Cal. No. Dept. Premises Affected

981-55-BZ—H.B.B.—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic Avenue, Block 3670, Lot 9, Borough of Brooklyn, Alt. 1479-55—change in occupancy to include repair shop, welding, painting and spraying in connection with existing storage garage for more than 5 cars.

982-55-BZ—H.B.Q.—166-16 14th road and 1456 Burton street, northeast corner, Block 4618, Lot 31, Beechhurst, Borough of Queens, Decision re Revocation of Permit issued in error re required setback-G-1 area district.

983-55-BZ—H.B.M.—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan, N.B. 186-55, re alteration and extension of existing gasoline service station.

984-55-BZ—H.B.Q.—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens, Alt. 2808-55—re use of frame building as Children's Day Camp and School, 2 car garage, etc.

985-55-A—H.B.Q.—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens, Alt. 2808-55—re use of frame building as school and Day Camp.

986-55-A—H.B.B.—1-9 Devoe street and 186 Union avenue, northeast corner, Block 2761, Lot 1, Borough of Brooklyn, Alt. 4170-55—re exits.

987-55-A—H.B.R.—461 Forest avenue, northwest corner of Hoyt avenue, Block 136, Lot 49, Randall Manor, Borough of Richmond, Revocation of Certificate of Occupancy 12430-55.

988-55-BZ—H.B.Q.—122-02 Farmers boulevard, west side, 266.38 ft. north of 180th street, Block 12458, Lot 115, St. Albans, Borough of Queens, N.B. 4415-55, re erection and maintenance of Gasoline Service Station.

989-55-SA—Gilbarco Dual Gasoline Dispensing Pump, Model 104D, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

990-55-SA—Gilbarco Single Gasoline Dispensing Pump, Model 104, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

991-55-BZ—H.B.M.—236-244 Dyckman street, southwest corner of Seaman street, Block 2246, Lots 61, 63 and 65, Borough of Manhattan, Alt. 1714-55—re alteration to existing gasoline service station to include repairs, parking, etc. re curb cuts.

992-55-A—H.B.B.—518-520 Fulton street and 1-9 Hanover place, southeast corner, Block 161, Lot 30, Borough of Brooklyn, re egress.

993-55-A—F.D.—7-8 Chatham Square, south side, 106 ft. 4½ in. north of Mott street, Block 162, Lot 39, Borough of Manhattan, Order 2432-5 and Decision re storage of Matches.

994-55-A—H.B.M.—118 Madison avenue and 21 East 30th street, northwest corner, Block 860, Lot 15, Borough of Manhattan, Amendment to B.N. 2860-55 re stairs.

995-55-SM—Fabron (coated wall covering), manufactured by Frederic Blank and Co., Material.

Restored to Docket

158-54-A—H.B.M.—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan, Alt. 1183-53—re egress.

106-30-BZ—H.B.R.—337 Arbutus avenue, northeast corner of Hylan boulevard, Block 6499, Lot 1, Hugenot, Borough of Richmond, Alt. 518-55—extension of term of variance re gasoline service station.

265-55-BZ—H.B.Q.—22-16 to 22-52 (22-30 displayed) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens, N.B. 824-55—parking and storage of motor vehicles.

266-55-A—H.B.Q.—22-16 to 22-52 (22-30 displayed) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens, N.B. 824-55—under section 35, General City Law re premises located in bed of mapped streets and erection frame building—fire limits.

DESIGNATIONS: H.B.—Department of Housing and Buildings; **H.B.B.**—Department of Housing and Buildings, Brooklyn; **H.B.M.** Department of Housing and Buildings, Manhattan; **H.B.Q.**—Department of Housing and Buildings, Queens; **H.B.R.**—Department of Housing and Buildings, Richmond; **H.B.Bx.**—Department of Housing and Buildings, Bronx; **H.D.**—Health Department; **F.D.**—Fire Department, and **M and A.**—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting ..... Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules... Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of. April	12, 1955.
Cements, Blended, Rules for Testing and Use of..... Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs. Rules..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of ..... April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering ..... Sept.	15, 1955.
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Feb.	1, 1955.
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for ..... Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules..... Feb.	22, 1955.
Fire Alarm Rules (Interior)..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules..... Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of..... May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of..... April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for..... Jan.	21, 1919—Vol. 4, No. 3

CALENDAR

	Last Publication
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—$1.25; By Mail—$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 10, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over to November 9, 1955, for inspection and decision; hearing closed; then to November 22, 1955, for further inspection and hearing at that time; then to December 6, 1955, for further inspection and decision; then to January 10, 1956, for inspection and decision; hearing closed.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

Laid over from November 29, 1955, to December 6, 1955, for further hearing; then to January 10, 1956, for inspection and decision; hearing closed.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street— proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

277-55-BZ

APPLICANT—De Rose and Cavalieri, for Giulio Mariani, owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail and residence use, D area, Class 1 height district, the change in occupancy of premises to a bar and grill, restaurant and cabaret from a restaurant, bar and grill.

PREMISES AFFECTED—2705 Wilson avenue and 1289-1295 Allerton avenue, northwest corner, Block 4527, Lot 1, Borough of The Bronx.

Laid over from December 20, 1955, to January 10, 1956, for revised plans showing location and number of music pieces, etc.; hearing closed.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

CALENDAR

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

197-54-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.
SUBJECT—Applicant reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.
PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from June 21, 1955; date to be set for Board to investigate as to proposed roadway; hearing closed; then set for decision on January 10, 1956.

313-33-BZ—Vol. II
APPLICANT—Samuel Carr, for Digama Realty Company, owner.
SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.
PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

576-37-BZ—Vol. II
APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).
SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.
PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

809-54-A
APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).
SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fireproof construction, area excessive.
PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

104-41-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.
PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

386-55-BZ
APPLICANT—Lama, Proskauer. and Prober, for Fire-O-Matic Corp., owner.
SUBJECT—Application May 2, 1955—re (decision of the the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.
PREMISES AFFECTED—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

531-55-BZ
APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.
SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.
PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

537-55-BZ
APPLICANT—Leonard F. Rothkrug, for Pick Quick Foods, Inc., owner (Key Foods Stores, Inc., lessee).
SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a local retail use district proposed parking lot for the use of patrons of Key Food Stores (no fee to be charged), proposed curb cut and entrance to parking lot within 75 ft. of the residence use district.
PREMISES AFFECTED—9516-9524 3rd avenue, northwest corner of 96th street, Block 6116, Lots 37-39 inclusive, Borough of Brooklyn.

557-55-BZ
APPLICANT—Harry G. Savran, for Pater Realty Co., Inc., owner (42-64 West 30th Street, Corp., lessee).
SUBJECT—Application July 7, 1955—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district the erection of a storage garage for more than 5 motor vehicles.
PREMISES AFFECTED—48-64 West 30th street, south side, 100 ft. east of Avenue of The Americas, Block 831, part of Lot 78, Borough of Manhattan.

828-55-BZ
APPLICANT—Charles A. Buckley, Jr. for Pennsylvania Tunnel and Terminal Railroad Corp., (Palace of Progress, Corp., lessee).
SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a Class 1½ and partly in a class 2 height district, the erection of a building with street walls in excess of the heights permitted by section 8 subdivisions (f) and (g) of the zoning resolution.
PREMISES AFFECTED—Entire block bounded by 201-271 West 31st street, 200-270 West 33rd street, 380-418 7th avenue and 420-458 8th avenue, Block 781, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JANUARY 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II —re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

975-55-A

APPLICANT—Leonard F. Rothkrug, for Purvis Estate, Inc., owner.

SUBJECT—Application November 29, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—108-110 York street and 110-118 Jay street, southwest corner, Block 64, Lot 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January* 13, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 17, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street; then to January 17, 1956, for further consideration by the Board and additional information to be submitted by the applicant.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from November 29, 1955, to December 13, 1955, for consideration and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further study by the Board.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24 —23 tentative, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further consideration by the Board.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

CALENDAR

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956 in conjunction with 573-55-BZ; applicant having been notified.

573-55-BZ
APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.
SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.
PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956.

756-55-BZ
APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.
SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.
PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

757-55-A
APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.
SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.
PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

9-28-BZ—Vol. II
APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.
SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

950-40-BZ—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.
SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed change of occupancy on the second and attic floors, from dwelling to business use.
PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

32-42-A—Vol. II
APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.
SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.
PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

39-55-BZ
APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.
SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

290-55-BZ
APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.
SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.
PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

375-55-BZ
APPLICANT—Michael Alfano, for Max Sakow, owner.
SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.
PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

378-55-BZ
APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.
SUBJECT—Application May 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

CALENDAR

PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).
SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.
PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

409-55-BZ

APPLICANT—Robert Gottlieb, for Aznive Haig, owner (Chris Walsh, lessee).
SUBJECT—Application May 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from 3 car garage to motor vehicle repair shop (hand tools only) for a term of 3 years.
PREMISES AFFECTED—1601 Bussing avenue, west side, 6.25 ft. north of East 232nd street, Block 4857, Lot 76, Borough of The Bronx.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.
SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.
PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 17, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.
SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.
PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

164-55-A

APPLICANT—Regan and Barrett, for Park Avenue-Fifty-Ninth Street Corp., owner (National City Bank of New York, lessee).
SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—Revocation of Permit re Alt. 1642-52.
PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, Borough of Manhattan.

816-55-A

APPLICANT—Regan and Barrett, for Park Ave. Fifty-Ninth Street Corp., owner.
SUBJECT—Application October 6, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re change in use.
PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, orchestra and stadium, Borough of Manhattan.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.
SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.
PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.
SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.
PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.
SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.
PREMISES AFFECTED—87 Monroe street, north side, side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

CALENDAR

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—462-472 West 22nd street, south 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.

PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.

PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.

SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from December 13, 1955 to January 24, 1956, for inspection and decision; hearing closed.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from December 13, 1955, to January 24, 1956, for inspection and decision; hearing closed.

800-55-BZ

APPLICANT—T. S. Nilsen, for J. F. and Mary E. Lombard, owners.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the relocation of an existing dwelling on a lot so as to have less than the required 15 ft. setback from the line of Horace Harding expressway as widened.

PREMISES AFFECTED—61-11 213th street, southeast corner of Horace Harding boulevard, Block 7603, Lot 1, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 24, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

825-54-A

APPLICANT—Recordak Corp., for Eastman Kodak Co., owner.

CALENDAR

SUBJECT—Application October 20, 1954—re Appeal from an order and a decision of the fire commissioner—relating to a film vault.
PREMISES AFFECTED—235-239 West 23rd street, north side, 347 ft. west of 7th avenue, Block 773, Lot 24, Borough of Manhattan.

692-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.
SUBJECT—Application August 3, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 31, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.
SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).
PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.
SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.
PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.
SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.
PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.
SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.
PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.
SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.
PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅛ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).
SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.
PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.
SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, ½ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.
PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

CALENDAR

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II —re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 31, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.

SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.

SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.

SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.

PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 20, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 6, 1955, were approved as printed in the Bulletin of December 13, 1955, Vol. 40, No. 50.

109-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III —re (decision of borough superintendent) under sections

7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Philip Weiss.

For Opposition: S. J. Dowd, George H. Ross, Anthony Poffio, Mary S. Bannon, C. Kallenberger, Emily Coghlan, Maude Leutz and Arthur F. Forrester.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A. M. for inspection and decision; hearing closed.

13-48-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca and Irving Israel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A. M. for inspection and decision; hearing closed.

262-55-BZ

APPLICANT—Kenneth W. Milnes, for Anna Demyan, owner.

SUBJECT—Application April 1, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E1 area district, the one-story extension of an existing structure without the required setback from the street line, and to permit the erection of an illuminated sign, and to permit the parking of cars on the unbuilt portion of plot on west of building.

PREMISES AFFECTED—1113 Victory boulevard, west side, 60 ft. south of Melrose avenue, Sunnyside, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: Eugene V. P. Ferretti, William P. Mullin, Lillian Doherty, Edward J. Nolan, Helena S. MacClintock, George Spina, B. Spina, Margaret O'Meara and Henry Mahmens.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, date to be set, for inspection and decision; hearing closed.

277-55-BZ

APPLICANT—De Rose and Cavalieri, for Giulio Mariani, owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail and residence use, D area, Class 1 height district, the change in occupancy of premises to a bar and grill, restaurant and cabaret from a restaurant, bar and grill.

PREMISES AFFECTED—2705 Wilson avenue and 1289-1295 Allerton avenue, northwest corner, Block 4527, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1956, at 10 A.M. for revised plans showing location and number of music pieces, etc.; hearing closed.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243 street, Block 13599, Lot 25, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Sidney Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1956, at 10 A. M. for further study by the Board; hearing previously closed.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—decision of the borough superintendent) under sections 7f. 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Abraham Sherman and Robert Katz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A. M. for inspection and decision; hearing closed.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Nathan Tanenbaum, Rose Kammerman, Mrs. Fish and Mae Ginsburg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A. M. for inspection and decision; hearing closed.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-20 246th street, Block 13614, Lots 23 and 24—23 tentative, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1956, at 10 A. M. for further consideration by the Board; hearing previously closed.

19-26-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for 1665 St. Marks Avenue Building Corp., owner (Sang and Pollack, lessees).

SUBJECT—Application reopened June 29, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a business and residence use district the change from use as a garage to a drug warehouse and the addition of a second story to the building exceeding area permitted, to be used for drug storage, also truck loading space and storage.

PREMISES AFFECTED—1655-1665 St. Marks avenue, north side, 133.67 ft. west of Rockaway avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Alfred Sang.

For Opposition: George M. Goldman and Vytautas Vasiliauskas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. V on June 29, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; laid over to November 15, 1955, at the request of an objectant, applicant concurring; no further requests for adjournment; then to December 6, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for inspection and decision; applicant having been notified; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and St. Marks avenue are in residence and business use, C area, class 1 height districts; Rockaway avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1955 acting on Alt. Applic. 4535-53, reads:

"1. On a lot located partly in a business use district and partly in a residential use district the proposed extension of the existing building by adding an additional story and the change in occupancy from "Public Garage" to "Drug Warehouse and Offices" together with a Truck loading space and Parking is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. The area of the structure on the second floor in both the business and residence portions of the lot, in a "C" area district, exceeds that permitted under the provisions of Art. IV Sec. 13b of the Zoning Resolution.

Note: Premises were the subject of a conditional variance of the Board of Standards & Appeals under Cal. 19-26-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 116 ft. 3 in. frontage by 127 ft. 9½ in. in depth, irregular, on which exists a two story building of class 1 construction; that it is proposed to permit in a business and residence use district, the change from use as a garage to a drug warehouse, and the addition of a second story to the building, to be used for drug storage, also truck loading space and parking; and

WHEREAS, the applicant states that the subject building is fireproof, with a frontage of 91 ft. 3 in. on St. Marks avenue and a depth of 127 ft. ½ in., one story in height, which was erected under N.B. Applic. 24134-25 as a public garage for more than five cars with the approval of this Board under Cal. No. 19-26-BZ; that certificate of occupancy No. 45441 was issued for the above use; that the Board, on November 14, 1944, permitted the additional use of automobile showroom and motor vehicle repairs, for which no new certificate of occupancy was issued; that an application was made to the Board under Cal. No. 19-26-BZ, Vol. IV, which was denied June 5, 1951 under sections 7c, 7i and 21 of the zoning resolution to permit, in addition to the then existing and previously permitted uses, the parking and storage of cars waiting to be serviced, and sale and display of new and used cars on the roof of the building, with a proposed ramp occupying more than the permitted area; that a two story frame dwelling, which formerly was located at the northwesterly part of the site, has been removed; that the automobile agency which formerly occupied the building has vacated the premises and the building is now being occupied as a drug warehouse; that the gas tanks and pumps, formerly within the building, have been removed; that it is now proposed to legally change the occupancy from a public garage for more than five cars to a drug warehouse; and

WHEREAS, the applicant contends that the elimination of a public garage use and the substitution of the drug warehouse use on these premises constitutes the removal of a use which is not customarily permitted in a business use district; that an ordinary commercial use, such as a drug warehouse and office space in connection therewith, is permitted as a matter of right to be located in a business use district; that in this particular case, the use district boundary line divides the plot and the structure into partly business and partly residence use districts; that it is also proposed to block out the present vehicular entrances to the structure and also to abandon the present 23 ft. and 20 ft. curb cuts for these entrances, and to substitute a new 15 ft. curb cut for required loading and unloading; that it is proposed to add a second story to be used for drug storage in conjunction with the first floor use; that the area of the proposed second floor would conform to the area limitations of C area district if the entire premises was in a business use district; that the area of the site is 16,545 sq. ft.; 75% of the area is 12,484 sq. ft.; that the area of the proposed 2nd story would be 12,200 sq. ft.; that however, since the building is partly in a residence use district and partly in a business use district, the computations show coverage of 100% of the very small portion in the business district and 65% coverage of the area in the residence district; that it is proposed to leave a 10 ft. rear yard at the second story level in addition to the 25 ft. side yard; and

WHEREAS, the applicant states that the present owner has held title to the property since February 5, 1948; that the assessed valuation of land is $18,000 and of the building $54,000 making a total of $62,000; that the building was erected 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee reported that this application should be granted under suitable conditions; that it was noted that the proposed occupancy was already in the premises; and

WHEREAS, the Board found that this is an appropriate case to exercise discretion to grant under Section 7 Subdivision c and that the applicant has substantiated a basis to warrant exercise to grant under Section 21 of the zoning Resolution and is therefore entitled to relief as to area coverage on the ground of unnecessary hardship as to the proposed further extension into the more restricted district.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1926, as thereafter amended by resolutions adopted through November 14, 1944, to permit under Section 7c as to extension of use, increase in height and occupancy of the building substantially as proposed and as indicated on plans filed with this application marked, "Received June 9, 1954" (4 sheets) and "September 23, 1955" (2 sheets), and to permit the erection of a second story as thereon proposed, for the uses proposed throughout the entire building *on condition* that the 25 foot space to the west shall remain vacant but shall be properly paved and shall be used as proposed for loading and unloading; that opposite such space there may be a curb cut not over 15 feet in width; that all other curb cuts now existing shall be removed and filled with approved curbing; that on the westerly lot line and on the northerly lot line, from the side lot line to the building there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of five feet six inches; that sidewalks and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to such signs as are permitted in the portion in the business use district and for the portion in the residence use district as would be permitted in a restricted retail use district, excluding roof or side or rear wall signs on any part; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a new Certificate of Occupancy obtained.

35-34-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Estate of Fannie Levy, Albert L. Levy, Executor, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of more than 5 cars.

PREMISES AFFECTED—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Samuel Gimberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on April 12, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; laid over to December 20, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 176th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1955 acting on Alt. Applic. 335-55, reads:

"1. Use of vacant land for the parking & storage of motor vehicles in a residence use district is not permitted. Article 11 Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 24 ft. 11 in. frontage by 100 ft. in depth, now vacant; that it is proposed to occupy the lot for the storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the owner has paid taxes on the lot involved in this appeal since June 12, 1896; that the owner will conform to any conditions which the Board may deem necessary to impose; that the lot has always been vacant except when some unauthorized persons parked their cars thereon; that West 176th street, between Broadway and Wadsworth avenue, is always crowded with cars due to Loew's 175th street theatre, making it very difficult for persons shopping in the neighborhood to park their cars; that the lot will be fenced in as proposed and although it is small, it still helps to get a few cars off the street; and

WHEREAS, the applicant states that the present owner has held title to the property since June 12, 1896 and that the assessed valuation of land is $9,000; and

WHEREAS, the building previously permitted was not erected; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application from section 7g, which is not applicable, to section 7h; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only, as proposed and as indicated on plans filed with this application, marked "Received March 22, 1955", 2 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of West 176th street, and arranged and constructed as indicated on such plans; that the plot shall be leveled and surfaced with steam cinders or clean gravel, treated with an asphaltic binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height with no opening therein except one to West 176th street, where shown; that such opening shall be fitted with gates of similar construction which shall be kept closed when the lot is not in operation; that opposite such gate there may be a curb cut 15 ft. in width; that proper bumpers shall be maintained against the fence and walls for protection thereof; that the sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the borough president; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that all permits required and a new certificate of occupancy shall be obtained and all work completed within Section 22A of the Zoning Resolution.

398-40-BZ—Vol. II

APPLICANT—Nuarb Realty Corp., owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an FF area, residence use district, the maintenance of a dwelling without the required setback, with side yards less than the required widths.

PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 feet south of Eastern boulevard, Block 3659, Lot 20, Borough of The Bronx.
APPEARANCES—
For Applicant: Frank C. Braun.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, on Nov. 19, 1940, this application (Vol. I.) under Section 21 of the Zoning Resolution, to permit in an F Area Residence use district, the maintenance of a dwelling with the required setback and with side yards less than the required width, was dismissed as being improperly before the Board; and

WHEREAS, the Board deemed that until the C.O. which had been issued by the Borough Superintendent of Buildings is revoked, the variance of the Zoning Resolution applied for should not be entertained, affecting premises 940 Metcalf Avenue, east side, 176 ft. 4 in. south of Eastern Boulevard, (Block No. 3659, Lot No. 20, Borough of the Bronx; and

WHEREAS, the premises consist of a plot of ground with frontage of 34'-6" on Metcalf Avenue and a depth of 100' on which there exists a 3 story and attic bldg., 18' by 50' in area, to be occupied by 2 families. The building does not conform to the Residence use, FF area district requirements. (Area district was changed from F area district since the time that first application was made.) The building is set back on the building line less than the required 15 ft. setback and the percentage of the lot occupied is 28.4 at the first and second stories and 19.7 at the 3rd story.

WHEREAS, this application was reopened on November 29, 1955 and set for hearing on Dec. 20, 1955, at 10 A.M. subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, an A Case, Cal. No. 830-55-A, has been filed to revoke the Certificate of Occupancy; and

WHEREAS, a public hearing was held on this application on December 20, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 10, 1955, acting on Alt. Appl. 1020/55, reads:

"5. In an F-F district the required set-back is 15 feet. Sect. 16-1 Zoning Resolution.

"6. The minimum required side yard is 5 feet. Sect. 16 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the prior record as to these premises which have been subject to a certificate of occupancy improperly issued, is included in full in Cal. No. 830-55-A under which certificate of occupancy Alt. 543-39 (no certificate number given has been revoked this day) see also 399, 400 and 401-40-BZ as to buildings on adjoining lots under same ownership; and

WHERE,AS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 for a term of five years, to permit the existing yards and courts to remain, as indicated on plans filed with this application, marked "Received April 16, 1940", 1 sheet, and "July 10, 1940", 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

830-55-A

APPLICANT—Harry Atkin, Acting Borough Superintendent (Nuarb Realty Company, owner).
SUBJECT—Application October 17, 1955—re Revocation of Certificate of Occupancy No. Alt. 543-39.
PREMISES AFFECTED—940 Metcalf avenue, east side, 176.33 ft. south of Bruckner boulevard, Block 3659, Lot 20, Borough of The Bronx.
APPEARANCES—
For Applicant: Frank C. Braun.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted, revoking certificate of occupancy issued against Alt. App. 543-49.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the applicant states that Alt. App. 121/39 was filed March 3, 1939 to alter a two-story, 2-family frame structure, 18 ft. front by 50 ft. deep and 26 ft. high (which had been moved from a former location to its present one) by constructing a new stone foundation and new first floor, thereby raising structure and creating a 3-story building, 32 ft. high; that at time of filing application, the specification sheet stated the premises were located in a business C district, whereas in fact the area had been changed to an F residence district on November 28, 1938, prior to the filing of the application; that the alteration application was approved on April 14, 1939 and the permit issued on April 20, 1939; the work was reported completed on October 3, 1939; that an application for certificate of occupancy was filed on September 21, 1939 and approval for issuance of same given on October 11, 1939; certificate of occupancy, Alt. No. 543/39, was issued October 16, 1939; that on November 16, 1939 the approval of the alteration and permit was revoked under Section C26-180.0 of the Administrative Code for the reason that a false statement had been made in the application; however, the department failed to institute an action before the Board for the revocation of the certificate of occupancy; that amendments were subsequently filed in this department seeking a new approval of the alteration application and in each instance objections were issued relating to "F" district requirements covering 5 ft. side yards and 15 ft. setbacks; that an appeal was filed by the owners for a variance from the requirements of an "F" district under Cal. 398-40-BZ on April 16, 1940 and dismissed by the Board on November 19, 1940 on the ground that the appeal had been improperly presented before the Board since the certificate of occupancy should have been revoked prior to the appeal being filed for a variance of the Zoning Resolution. The records fail to show that the owners had requested the Department of Housing and Buildings to revoke the certificate of occupancy so that a new appeal could be entertained by the Board and further that this department had neglected to take further action in the matter; that Alteration Application #121/39 stands disapproved as of this date and that at present the premises are located in an "FF" district.

Resolved, that the appeal be and it hereby is *granted,* revoking Certificate of occupancy issued against Alt. App. 543/39; that a new certificate of occupancy shall be obtained under the terms of resolution adopted this day under Calendar Number 398-40-BZ—Vol. II.

905-53-BZ—Vol. II

APPLICANT—John Missale, owner.
SUBJECT—Application reopened June 14, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a resi-

dence use district the proposed use of light manufacturing in a 1 story building of class 3 construction.
PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue, Block 4683, Lot 49, Borough of The Bronx.
APPEARANCES—
For Applicant: Joseph R. Damico, Paul Trafani and John Missale.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
Negative: 0
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 14, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; laid over to December 20, 1955, to permit adequate notice to affected property owners; and

WHEREAS, the district maps accompany the zoning resolution show that the site, Bronxwood avenue and East 213th street is in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated September 28, 1955 acting on N.B. Applic. 16-53, reads:

"1. Proposed use of light manufacturing in a residence use district is contrary to Art. II Sect. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 35.57 ft. frontage by 90 ft. in depth, on which is located a one story building of class 3 construction, 35.5 ft. front, 38 ft. 4 in. deep, 11 ft. in height; that it is proposed to use building for light manufacturing; and

WHEREAS, the applicant states that the use district was changed from business to residence on February 7, 1949; that the owner acquired this property in 1937 for the sole purpose, at some future date, of erecting a shop for his own use with an apartment on the upper floor; that in 1952 the owner engaged an architect to prepare plans and specifications for the erection of the proposed factory building, for which purpose the owner had originally purchased this property; that at that time the owner had no knowledge of the change from business to residence use, but having engaged an architect, relied on him to prepare and have approved the appropriate plans and specifications; that the architect was commissioned to design a small one story building for factory use, to be used for dress manufacturing, with provisions for a future residence on the 2nd floor; that it appears that the zoning maps in the possession of the architect showed the zone as for business, and accordingly, the architect made and filed with the department of housing and buildings, under N.B. 16-53, dated January 7, 1953, plans for the proposed factory building; that it also appears that the department, through error, approved these plans on January 20, 1953 and permit was issued and work was commenced for the erection of the approved factory building, which work was completed and the building ready for occupancy in June, 1953; that when application for certificate of occupancy was made, the error of the architect and the department was discovered and the department denied issuance of certificate of occupancy; that the approval for this existing building was revoked, a disapproval issued and Viol. No. 02093-53 was entered; and

WHEREAS, the applicant contends that this building is a very neat, one story brick building and as now erected and located is not detrimental to the neighborhood and does not interfere with light or ventilation of adjoining properties; that it occupies less than 30% of the corner lot; that the neighborhood, although classed as residential, does not have the appearance of a strictly residential neighborhood; that the surrounding buildings are old and irregular and many of them are ill kept, so much so that the building for which this application is being made embellishes the neighborhood; that the location had been zoned for business from 1916 to 1949; that the building which is the basis of this application is on the southeast corner and two of the other three corners are presently used for business purposes (one is vacant); that relying upon the approval of the building department, the owner has expended the sum of approximately $12,000, the cost of erecting this building; that all of the owner's savings and monies borrowed by him are invested in this building, and if the building cannot be used for the purposes for which it was erected, it will be a total loss to the owner; that to the owner this is not only hardship, but extreme undue hardship, and the owner is being made to suffer because of the error made in the filing of the plans and the approval of same by the building department, and through no fault of the owner himself; and

WHEREAS, the applicant further contends that on the application of the owner of these premises, Bronxwood avenue has been regulated and graded and sidewalks have been installed from Gunhill road to East 213th street; that as a result of this grading the owner was compelled to remove huge rock surrounding the factory building and for this purpose expended the sum of $2,000 for blasting and removing the rock on the east side of Bronxwood avenue approximately 50 ft. by 150 ft. south of East 213th street, and also expended the sum of $920 for drilling and blasting rock sidewalk level 40 ft. by 7 ft. and remove the blasted material from the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1937; that the assessed valuation of land is $4,200 and of the building $16,800 making a total of $21,000; that the building was erected February, 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of 20 years to permit the existing building as proposed and as shown on plans filed with this application marked, "Received October 4, 1955" (3 sheets) and "October 27, 1955" (one sheet) to be occupied throughout for business uses, including light manufacturing, substantially as proposed and as indicated on such plans above referred to; that the building shall not be increased in height or area; that the balance of the plot on which the building is erected shall remain vacant and shall be maintained in a neat condition with suitable fences on all interior lot lines and street lot lines; that such portable fire-figliting appliances shall be maintained as the Fire Commissioner shall direct; that signs on the building shall be such as would be permitted for a similar building when located in a local retail district; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits including an new Certificate of Occupancy shall be obtained within six months from the date of this resolution.

551-54-BZ

APPLICANT—Victor G. Madonia, for Catherine DePalma, owner.
SUBJECT—Application June 28, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of an existing non-conforming use by the erection of an addition to a 2-family residence.
PREMISES AFFECTED—86-58 260th street, northwest corner of 87th avenue, Block 8818, Lots 1 and 3), Bellerose, Borough of Queens.
APPEARANCES—
For Applicant: Victor G. Madonia.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on December 20, 1955 after due notice by publication in the Bulletin; and
WHEREAS, the district maps accompanying the zoning resolution show that the site, 87th avenue and 260th street are in a residence use, G-1 area, class ½ height district; and
WHEREAS, the decision of the borough superintendent, dated May 27, 1954 acting on Alt. Applic. 34-54, reads:
"1. The extension of an existing non-conforming use by the erection of an addition to a two family residence in a G-1 area district is contrary to Art. IV Sec. 16c of the Zoning Resolution."
and
WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth, on which is located a two family dwelling, 25 ft. by 47 ft. 6 in., and an accessory building located at the rear of the plot and used as a two car garage; that the first floor apartment, consisting of 5 rooms, is occupied by the applicant who is also the owner of the building in question; that the 2nd floor apartment consisting of 4 rooms is rented out; that the plot consists of lot No. 1, 40 ft. by 100 ft., upon which the aforementioned dwelling is located and lot No. 3, 20 ft. by 100 ft., being vacant and creating a side yard of 21 ft. 6 in. on the north side of the dwelling; that it is proposed to build a one room, one story extension to the present building, 16 ft. 4 in. by 16 ft. 7 in., to be located on the north side of the rear portion of the present building; that this additional room is to be used as a bedroom; that some minor alterations are also planned for the interior of the 1st floor apartment for the purpose of improving the layout of the two present bedrooms and to make for more economical use of available space; and
WHEREAS, the applicant contends that the building in question was purchased in 1940 and legally converted into a two family in 1946, the affected area then being a residence use and D area district; that it is requested that permission be granted to perform the proposed work in order to alleviate overcrowded living conditions and to relieve a hardship created when the area district was changed from a D area to a G-1 area June 1952; that the overcrowded living conditions existing at present results from the fact that there are only two bedrooms in the apartment occupied by application; that one room is 11 ft. 6 in. by 9 ft. 8 in. and is being used by the two adults in the family and the other room is only 8 ft. 2 in. by 7 ft. 4 in. and must be used as the sleeping room for the 3 children in the family; that at the time the dwelling was purchased, it was understood that an additional room could be provided by building an extension of the vacant property on the north side of the present building, as proposed in this application; that as a result of the change to a G-1 area district in June 1952 it is now impossible to alleviate the overcrowded conditions unless this application is favorably considered; that the lot on the north side of the plot in question is now vacant and must continue to remain so unless this request is granted by the Board, since this space can be used only for the purpose proposed in this application; that it is unfair to be forced to pay taxes for a vacant piece of property for which no other use can be found; and
WHEREAS, the applicant states that the present owner has held title to the property since August 1940; that the assessed valuation of land is $1,500 and of the building $7,400 making a total of $8,900; that the building was erected November 3, 1921; and
WHEREAS, it appears that the premises constitute a legal non-conforming use in a G-1 area district; and
WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.
Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the existing two-family building, substantially as proposed and as indicated on plans filed with this application, marked "Received June 28, 1954", 1 sheet, "November 4, 1955", 3 sheets, and "December 12, 1955," 1 sheet, *on condition* that the building shall not be further increased in height or area other than as now proposed and in all other respects shall comply with all laws relating to the building and its occupancy as a two-family non-conforming dwelling; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

719-54-BZ
APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.
SUBJECT—Application September 21, 1954—(decision of the Borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy of one-story, four-car private garage at rear of plot, to motor vehicle repair shop, combined with a two story frame store and residence building on the front of the lot.
PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.
APPEARANCES—
For Applicant: H. E. Horwood.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1
THE RESOLUTION—
WHEREAS, a public hearing was held on this application on December 20, 1955 after due notice by publication in the Bulletin; and
WHEREAS, the district maps accompanying the zoning resolution show that the site and Convent avenue are in a residence use, B area, class 1½ height district; West 150th street is in business and residence use, B area, class 1½ height districts; and
WHEREAS, the decision of the borough superintendent, dated August 23, 1954 acting on amendment to Alt. Applic. 434-54, reads:
"1. A Motor Vehicle Repair Shop, located in a Residence Use District, is contrary to Art. 2, Sect. 3, Zoning Resolution."
and
WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 99 ft. 11 in. in depth, on which are located a store and dwelling, two stories in height, of class 4 construction, and a one story, class 3 structure erected as a 4-car private garage; that certificates of occupancy No. 7347-23 and No. 9553-25 have been filed; that it is proposed to use 4-car garage at rear of lot as a motor vehicle repair shop; and
WHEREAS, the applicant further states that this building was erected in 1922 and was rented for use in accordance with the certificate of occupancy for about 25 years, but the owner has been unable to rent same for the permitted use since that time; that while this block is zoned for residence, the entire north side of the street from Convent avenue to Amsterdam avenue is occupied by non-conforming uses, many of them having existed before the passage of the zoning

resolution; that the property adjoining to the east is a carpenter shop and next to that is a 4-story public garage; that adjoining to the west is a 7-story storage warehouse with a 1-story garage adjoining the same, and there is business use on all remaining lots up to Amsterdam avenue; that Cal. No. 743-30-BZ permitted the construction of a 1-story extension for business use on lot 6 on this block (475 West 150th street), and Cal. No. 673-28-BZ permitted a similar extension on lot 5 (477 West 150th street); and

WHEREAS, the applicant contends that as the building under appeal is on the rear of the lot, this requested change in use could have no adverse effect on any of the adjoining properties, all of which are now devoted to non-conforming uses, and since it is no longer possible for the owner to secure a tenant for the front building, who would require a 4-car private garage, it is requested that the Board grant a variance to permit the use of the rear building for motor vehicle repair shop for minor repairs with hand tools only; and

WHEREAS, the applicant states that the present owner has held title to the property since April 3, 1922; that the assessed valuation of land is $9,000 and of the building $2,000 making a total of $11,000; that the building was erected 1923; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, to permit the occupancy of a portion of the building substantially as proposed and as indicated on plans filed with this application, marked "Received September 21, 1954", 6 sheets, and "December 14, 1955", 1 sheet, to be occupied as a motor vehicle repair shop, *on condition* that the building shall not be increased in height or area; that the garage portion, including the exit to the street, shall be seperated from the balance of the building by masonry walls in compliance with the requirements of the Building Code and as required by resolution adopted this day under Cal. 720-54-A; that all openings in the wall shall be closed with approved masonry as proposed; that the ceiling of the garage portion shall be fire-retarded throughout; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that the motor vehicle repairing shall be done with hand tools only; that signs shall be restricted to one flat sign attached to the wall adjacent to the entrance to the garage portion not exceeding 10 square feet and not illuminated; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as adopted by resolution this day under Cal. 720-54-A; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

720-54-A

APPLICANT—Herman E. Horwood, for Samuel Robinson, Inc., owner.

SUBJECT—Application September 21, 1954—Appeal from a decision of the borough superintendent, non-fireproof building extension in height.

PREMISES AFFECTED—463 West 150th street, north side, 100 ft. west of Convent avenue, Block 2065, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated August 23, 1954 on amendment to Alt. App. 434/54 reads:

> "2. C.O. #7347 indicates use of a 2 story frame building at front of lot as a Store and Dwelling. The joining of this building with the non-fireproof Garage Building in rear, constitutes an extension in violation of the tabular height limits. (C26-254.0 A.C.)."

and

WHEREAS, the applicant states the building is 2 stories, 19 ft. 7 in. in height, 25 ft. by 91 ft. in area, first floor; 20 ft. by 25 ft. 9 in. in area at second floor; of class 3 and class 4 construction, erected 1923, located on a lot 25 ft. front by 99 ft. 11 in. in depth, in a residence use, B area, class 1½ height district and used and occupied since 1946 as follows: 1st floor—store and 4 car private garage, 2 persons; 2nd floor—dwelling, one family; proposed to be used and occupied as follows: 1st floor—store and motor vehicle repair shop, 2 persons; 2nd floor—dwelling, one family; the building is provided with one 36 in. wide interior wood stairs, enclosed in partitions of wood studs with sheet rock both sides, equipped with wood doors which are not self-closing; stairhall leads direct to street; and

WHEREAS, Certificate of Occupancy No. 9553 was issued May 11, 1925, upon completion of work under N.B. App. 285/23 and describes the building as of non-fireproof construction and permits its use as a 4-car private garage in a residence use district; and

WHEREAS, Certificate of Occupancy No. 7347 was issued November 22, 1923 upon completion of work under Alt. App. 2227/23, and describes the building as of frame construction, located in a residence use district and classifies it as a residence and business building and permits the following use and occupancy; cellar—storage; 1st floor—store; 2nd floor—dwelling; and

WHEREAS, Violation No. 99/53 issued by the borough superintendent December 9, 1953 was for using the premises as a motor vehicle repair shop contrary to the Zoning Resolution in a residence use district and contrary to Certificate of Occupancy No. 9553 which authorized the use of the premises as a 4-car private garage; and

WHEREAS, the applicant states that the building is 2 stories in height at the front of the lot and one story in height at the rear; the front building is of brick construction at the first story and of frame construction above; the rear building is of brick construction; that Certificate of Occupancy 7347, issued for the front building permits its use as a store on the first floor and dwelling above and Certificate of Occupancy No. 9553 permits the use of the rear building as a 4-car private garage; that at the present time there is a doorway opening in the brick wall between the store and the garage building which it is proposed to brick up, creating an unpierced fire wall between the front and rear building and it is proposed to fire retard the ceiling of the proposed motor vehicle repair shop and the driveway leading thereto; and

WHEREAS, the applicant contends that the proposed condition will comply with Section 256.0 of the Building Code which makes it unlawful to increase the area of a structure so as to exceed the tabular limits provided in Section C26-254.0 unless the enlarged structure is divided by firewalls into areas within the tabular limits; and

WHEREAS, the applicant contends that the area of the front building is only about 500 sq. ft. and the extension 1875 sq. ft., which is well within the permitted tabular limit and that there is an open yard at the rear 8 ft. 11 in. in depth; and

WHEREAS, the applicant requests the Board modify the requirement of Section C26-256.0 of the Administrative Code and accept the proposed separation of the areas so as to permit the use of the first story extension as a motor vehicle repair shop using hand tools only.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. App. 434/54, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the portion of the building proposed to be occupied as a motor vehicle repair shop

shall comply with the requirements of the resolution adopted this day by the Board under Cal. 719-54-BZ.

163-55-BZ

APPLICANT—Charles M. Spindler, for Grand Catherine Service Station, Inc., owner.

SUBJECT—Application March 1, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; laid over to December 6, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Woodbine street and Central avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1955 acting on N. B. Applic. 69-55, reads:

> "1. Gas service station, auto washing, lubrication, office, sale of auto accessories & minor repairs with hand tools only, in a Business use district, is contrary to Art. II, Sect. 4a, par's 29 & 46 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 75 ft. in depth, made up of three tax lots, each with a frontage of 25 ft. on Central avenue; that lots 7 and 8 are vacant lots which were acquired from the City on an In Rem sale, after the city had acquired them for non-payment of taxes; that lot 6 is at present developed with a dilapidated frame, old law tenement, containing stores on the first floor; that these stores, and some of the apartments, are now vacant; that there are many violations pending against this building and it is expected that the other apartments will be vacated shortly; that the vacant lots are littered with refuse and enclosed by a board fence; that it is proposed to demolish the existing building and develop the site with a modern gasoline service station; that the proposed gas station building will be located at the rear of the lot and will have face brick facades facing both streets; that pumps will be installed only along the Central avenue frontage; that only one curb cut will be provided on Woodbine street, near the corner, located in compliance with section 7A of the zoning resolution; that the site will be paved and fencing and landscaping will be located along a portion of the Woodbine street building line; that the repairing herein proposed under section 7(i) will consist of minor repairs with hand tools only and will be confined to the interior of the accessory building; and

WHEREAS, the applicant contends that there are the blank side walls of adjoining buildings along the two interior lot lines; that 25 ft. north of the site on Woodbine street, in block 3360, lot 10, is a one story garage, shipping and receiving building recently granted by the Board in conjunction with an abutting bakery on Madison street; that much of the affected frontage on Central avenue is made up of old law tenements with stores on the first floor; that a number of these stores are vacant and some of the stores have been converted to apartments; that this situation seems clearly to indicate that there is no demand for additional stores in this area, so that a taxpayer on this site would not be economically feasible; that although Woodbine street is zoned residential, a number of the buildings contain stores, warehouses and factory uses; that it is felt, however, that the subject proposal, with the fencing, planting, and compliance with section 7A, provides adequate consideration for those residential uses located on Woodbine street; that the dilapidated building and unsightly vacant lot constitute an eye sore and the proposal will eliminate this condition and provide an attractive, modern, well lighted corner, which will enhance, rather than detract from the character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to lot 8 since July 8, 1953 and to lots 6 and 7 since August 31, 1954; that the assessed valuation of land is $10,200 and of the building $3,000 making a total of $13,200; that the building was erected prior to 1900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, as proposed and as indicated on plans filed with this application, marked "Received March 1, 1955", 4 sheets, and "October 25, 1955", 1 sheet, *on condition* that all buildings and uses on the plot shall be removed and the plot of the size proposed shall be leveled substantially to the grade of Central avenue, and constructed and arranged as indicated on such plans; that the accessory building shall be faced with face brick, with no cellar and in all other respects comply with the requirements of the Building Code; that such building shall be constructed and arranged substantially as shown, except that the doors to toilets shall not be contiguous; that pumps shall be of a low approved type, erected not nearer than 15 ft. to Central avenue as shown; that curb cuts shall be restricted to two on Central avenue, each not over 30 ft. in width and one cut of similar width on Woodbine street; that the latter is herein granted under Section 7-A; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that on the interior lot lines to the north and east, where walls of accessory building and adjacent buildings do not occur there shall be erected a masonry wall not less than 5 ft. 6 in. in height, of face brick similar to that on the accessory building; that signs shall be restricted to one sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may have two leaves, one toward Central avenue and one facing Woodbine street; that within the intersection of Woodbine street and Central avenue there shall be constructed a block of concrete, not less than 12 in. in height, extending for a distance of not less than 5 ft. along either building line; that a planting area shall be maintained along Woodbine street, as proposed and shown, planted with suitable material and protected by a 6" concrete curbing; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i for a similar term there may be minor repairing for adjustments maintained solely within the accessory building and with hand tools only; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

247-55-BZ

APPLICANT—Kitzler and Nurick for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the change in occupancy of first floor from store to restaurant, bar and cabaret, and on the second floor office to restaurant.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue, and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and John P. O'Connor.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD— Application granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; laid over to December 20, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cyrus avenue and Gerritsen avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 28, 1955 acting on Alt. Applic. 3578-54, reads:

"1. The proposed change in use of the 1st floor of this building from store to restaurant, bar and cabaret and the 2nd floor from office to restaurant in a residence use district is contrary to the Zoning Res. Art. II, Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 90 ft. in depth, on which is located, on the Gerritsen avenue frontage, a two story, non-fireproof building, 40 ft. in width, 36 ft. in depth, erected in 1926 under N.B. 6025-26 and certificate of occupancy No. 40972, providing for 1st floor to be occupied as a store and the 2nd floor as offices; that the use zoning was undetermined at time building was erected in 1926; that on July 29, 1940 the zoning was changed to residence, the present designation; and

WHEREAS, the applicant states that it is proposed to legalize the change in occupancy on the 1st floor from store to restaurant, bar and cabaret for 74 occupants, and the 2nd floor from offices, to restaurant for 100 occupants; that the department of housing and buildings denied application for approval of such change on the ground that it is contrary to Art. 2, Sec. 3 of the zoning resolution; that the denial of the application is based on a ruling that a business building legally erected in a district in which it was permitted, which district was subsequently changed to residence use, may have its use changed on the *1st floor only* to another use permitted in a business district; that on the basis of this ruling, adopted at a meeting of borough superintendents on September 26, 1947 the proposed change in use on the 1st floor from store to restaurant and bar would be approved, but the inclusion of cabaret would not be approved; that the same ruling fails to permit a change in use on the 2nd floor from offices to restaurant; and

WHEREAS, the applicant contends that the owner, a veteran of World War II, purchased this building in 1951 and spent considerable money to renovate and modernize the premises as a restaurant and bar; that the 2nd floor was used for a meeting and clubroom by a local American Legion and veterans post; that a small kitchen was provided for the preparation of coffee, etc.; that the neighborhood is composed of small bungalow type homes, extending westerly from Gerritsen avenue; that easterly from Gerritsen avenue is a very large tract of filled-in land which is to be developed as a park, but at present it is undeveloped and unimproved; that this neighborhood is primarily a summer resort; that Gerritsen beach, close by, draws a large attendance in the summer season and it is for that reason that the owner requires music in his restaurant; that there is no floor show or entertainment at any time; that the cabaret facilities consist only of a mechanical music box which is played for entertainment, not for dancing purposes; that the 2nd floor of this building has never been profitably used since the erection of the building in 1926; that the neighborhood is such that a 2nd floor use as offices, or practically any other business or professional use, could not exist; that as a restaurant, the owner plans to use same for private parties, dinner and luncheon meetings for local legion and veterans posts, etc.; that of the 7 other buildings on this block, 6 are now used for store purposes on the 1st floor; and

WHEREAS, the applicant states that the present owner has held title to the property since April 24, 1951; that the assessed valuation of land is $5,500 and of the building $12,500 making a total of $18,000; that the building was erected in 1926; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application from section 7f to 7a of the zoning resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7a, to permit the extension of uses within the building, as indicated on plans filed with this application marked "Received March 16, 1955", 5 sheets, and "November 14, 1955", 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted by the Board under Cal. 248-55-A; that the building shall not be increased in height or area; that the rear yard shall be leveled and properly surfaced substantially to the grade of Abbey Court; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

248-55-A

APPLICANT—Kitzler and Nurick, for John P. O'Connor, owner.

SUBJECT—Application March 16, 1955—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and John P. O'Connor.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 28, 1955, acting on Alt. App. 3578/54, reads:

"2. Provide at least one additional exit from the 1st floor remote from the front exit with a min. width of 3'-0" as reqd. by Sect. 6.2.1 B.C.

3. Provide at least two enclosed exit stairs from the 2nd floor as required by Sect. 6.1.2.2.3 of the Bldg. Code.

4. The door to the street from the exit stairs should be 3'-8" min. width as required by Sect. 6.2.1 of the Bldg. Code.

5. The ladder to roof scuttle should be at a 70° angle as required by 6.4.1.11 of the Bldg. Code."

and

WHEREAS, the applicant states the building is 2 stories, 24 feet in height, 40 ft. front by 36 ft. in area, Class 3 construction, erected in 1926 on a lot 40 feet front by 90 feet in depth, irregular, in a residence use, D area, Class 1 height district; used and occupied since 1935: 1st floor—restaurant, bar and cabaret, 74 persons; 2nd floor—meeting room (American Legion) 100 persons. No change in use or occupancy is now proposed. The building is provided with one interior 3 ft. 8 in. wide wood stairs, enclosed in partitions of wood studs covered with metal lath and Portland cement plaster, equipped with one-hour test, fireproof, self-closing doors; stairhall leads direct to street and is provided with ladder and scuttle to roof and one fire escape is proposed on the exterior extending to roof by ladder and to yard by stairs, with egress from lowest termination to open yard to Abbey court; window and door openings on course of fire escape will be provided with fireproof, self-closing assemblies; and

WHEREAS, the applicant states the building was erected under N.B. 6025/26 and Certificate of Occupancy #40972 issued, permitting the first floor to be used as a store and the second floor for offices. It is now proposed to legalize the change in use on the first floor from store to restaurant, bar and cabaret for an occupancy of 75 persons and the 2nd floor from offices to restaurant with occupancy of 100 persons; that the Borough Superintendent denied permission to change the use on the ground that two enclosed exits should be provided from the second floor and that the street level exit door should be 3 ft. 8 in. wide and in addition that the roof scuttle ladder should be 70 degrees and an additional exit provided from the first floor remote from the existing exit; and

WHEREAS, the applicant contends that it is proposed to replace the existing 3 ft. 8 in. wide wood stair on 2nd floor with a 3 ft. 8 in. wide iron stair with 7⅝ in. risers and 9¾ in, treads and provide a new 3 ft. 8 in. wide exit door at top of stairs, remove the existing iron ladder and roof scuttle in the closet and relocate same on the top landing of new stairway; that in addition it is proposed to install a 3 ft. wide outside iron stair from rear of 2nd floor to the yard, from whence egress can be had to Abbey Court; this stair will have a 3 ft. high iron railing and be provided with a gooseneck ladder to the roof; access to new outside stairs from 2nd floor will be provided by a 3 ft. by 7 ft. exit door; that the existing exit door from the 2nd floor stairs leading to street is 3 ft. wide, although this stair is 3 ft. 8 in. wide; that since it is proposed to provide an additional 3 ft. wide exit door at rear of 2nd floor, it is requested that the existing 3 ft. wide exit door be permitted to remain at street level; that the existing exits from restaurant on the first floor consist of two 3 ft. doors about 11 feet apart, leading to the street, and two 2 ft. 6 in. doors about 22 ft. apart leading to yard, which is open to Abbey Court. It is requested that these existing doors be accepted as adequate since they provide a total of 11 feet of door width, whereas a total of 6 feet is required by the Code; that exit lights and signs will be provided over all exit doors.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 3578/54, Objections 2, 3, 4 and 5, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objections 2, 3, 4 and 5 *on condition* that work proposed shall be carried out; that the exit doors and exits on the first and second floors shall be maintained in accordance with plans filed with Cal. 247-55-BZ, and the resolution as adopted this day thereunder shall be complied with in all respects; that there shall be an easy opening device to operate roof scuttle and gooseneck ladder to the roof from the exterior firescape proposed; that the proposed exterior firescape shall comply with the requirements of the Building Code therefor; that such portable fire extinguishing appliances shall be maintained as the Fire Commissioner shall require; that as required under the resolution adopted this day in Cal. 247-55-BZ the rear yard shall be leveled and properly surfaced so that there shall be unimpeded access to Abbey Court.

342-55-BZ

APPLICANT—Leonard F. Rothkrug, for R. B. and G. Realty Corp., owner.

SUBJECT—Application April 29, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading.

PREMISES AFFECTED—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; laid over to December 6, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site Snediker avenue and Hinsdale street are in business and residence use, B and D area, class 1 height districts; DeWitt avenue is in a business use, B and D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 5, 1955 acting on N.B. Applic. 867-55, reads:

> "1. Proposed office, storage of drugs and pharmaceuticals, accessory parking, loading and unloading, on a lot located partly within a business & partly within a residential district, is contrary to Art. 2 Sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 300 ft. in depth, presently vacant; that it is proposed to erect a one story building of a class 3 construction, 180 ft. front, 200 ft. in depth, 14 ft. in height, on a plot partly in a residence and partly in a business district; that on July 25, 1916 the premises were located entirely within an unrestricted use, A area district and was rezoned to its present designation on April 26, 1951; that the premises consist of a regular plot 200 ft. front on DeWitt avenue, being the entire block front, 300 ft. front on Hinsdale street and 300 ft. front on Snediker avenue, presently vacant and unimproved; that it is proposed to erect a one story factory type building 180 ft. front on DeWitt avenue by 200 ft. front on Hinsdale street and Snediker avenue, 14 ft. in height, of class 3 construction, to be used for office, storage of drugs and pharmaceuticals with accessory parking, loading and unloading, which are conforming uses in a business district; and

WHEREAS, the applicant contends that until April 26, 1951 the entire neighborhood was in an unrestricted use district and that all development in the neighborhood took place when it was zoned for unrestricted use; that the zone was changed when a City housing project development was erected south of Stanley avenue (outside of area affected by this appeal); that 100 ft. on either side of DeWitt avenue is in a business use district in this tax block; that however, the adjoining tax block to the east of the business use district extends for 300 ft. south of DeWitt avenue and therefore the entire Hinsdale street frontage of 300 ft. of this site is opposite the business use district frontage of the adjoining tax block; that there is no development whatsoever in this tax block; that the land was purchased at private sale and the assessed valuation is $28,010; that a large portion of the property within this neighborhood was recently sold at an In Rem sale by the City; that opposite the site on Hinsdale street there is a large one story storage garage and the balance of Hinsdale street, which is unpaved and unopened,

is undeveloped except for a lumber yard and junk yards; that the site is remote from the housing development and cannot adversely affect the tenants thereof; that this proposed building marks the first new development in this neighborhood except for another factory building being erected by this owner in block 3880; that there are to be no curb cuts or loading entrances on Snediker avenue opposite the residences; that the homes along Snediker avenue were erected when the entire site was in an unrestricted district; that all loading and unloading and exits from the parking area will be from Hinsdale street; that the proposed parking is to be solely in conjunction with the factory building; and

WHEREAS, the applicant states that the present owner has held title to the property since February 11, 1955 and that the assessed valuation of land is $28,010; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exericse discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of use into the more restricted area, as proposed and as indicated on plans filed with this application, marked "Received April 29, 1955", 1 sheet, and "October 10, 1955", 2 sheets, *on condition* that the building proposed to be erected within the business use district and extending into the residence use district, as shown on such plans, shall comply in all other respects with all laws, rules and regulations applicable thereto; that the loading area shall be maintained along Hinsdale street, as and where proposed and shown, and shall otherwise comply with the requirements therefor; that for such loading area there may be two curb cuts to Hinsdale street, each not exceeding 15 ft. in width; that the balance of the premises where proposed for the parking of employees' and patrons' cars shall be leveled substantially to the grade of Hinsdale street, graded with clean gravel or steam cinders, treated with an asphaltic binder and properly rolled; that there shall be erected on all buildings lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, including a masonry base; that the entrance and exit to and from such parking area shall be solely from Hinsdale street where a curb cut not over 15 ft. in width may be permitted; that sidewalks abutting the premises shall be constructed or repaired to the satisfaction of the borough president; that signs as to the parking use may be maintained attached to the fence near the entrance and exit on Hinsdale street, which sign may state the private use for parking and such other information as may be required by the commissioner of licenses; that such sign shall not exceed 25 sq. ft. in area, shall not be illuminated nor extend beyond the building line; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

440-55-BZ

APPLICANT—Samuel Rosenblum, for Peter Doelger Realty Co., Inc., owner.

SUBJECT—Application June 3, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use B area district the proposed extension of the first story of a new building which exceeds the permissive coverage.

PREMISES AFFECTED—301-305 East 72nd street and 1392-1402 2nd avenue, northeast corner and 300-302 East 73rd street, Block 1447, Lots 1, 49.50, 51.52 and 149, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; laid over to December 20, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 2nd avenue are in a business use, B area, class 2 height district; East 72nd street and East 73rd street are in business and residence use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1955 acting on N.B. Applic. 37-55, reads:

"1. Proposed extension in first story of new building exceeds the permissive coverage as specified in Sec. 12B(b) Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 85 ft. frontage by 204 ft. 4 in. in depth, which is presently vacant; that it is proposed to erect a new building of class 1 and class 3 construction, 85 ft. front, the 17 story portion 105 ft. 3½ in. deep at floor level and 154 ft. 1 in. in height, the 6 story portion 74 ft. in depth at floor level and 60 ft. in height; that stores are to be erected on the 1st floor of the 17 story building; and

WHEREAS, the applicant states that in connection with the objections of the department of housing and buildings, both relating to the coverage of the stores on the 1st floor, it is intended to erect a 17 story, fireproof multiple dwelling on the lot facing East 72nd street, which is 85 ft. on East 72nd street front and 115 ft. on 2nd avenue; that the lots on East 73rd street, having a frontage of 100 ft. on East 73rd street and 89 ft. on 2nd avenue are to be developed with a 6-story multiple dwelling with stores on the 1st story; that while there will be an entrance arcade to the 6-story multiple dwelling from East 73rd street, it is proposed to have the lobby from East 72nd street extend through to East 73rd street, so that tenants can use the 72nd street entrance as the main entrance; that there will be fire shutters provided separating the two buildings both in the cellar and 1st floor; that insofar as the residence portions are concerned, both buildings will conform in all respects with the provisions of the multiple dwelling law; that the only question is the coverage of the 1st story with stores; that the plot is located in a business district so that the store uses are permissible; that cellars underneath the stores are to be used in conjunction with the stores for storage; that section 12B(b) to which the objections refer, states "In a B district no building used for residence, etc." and quotes the limiting percentages, so that if the building were a complete business building, the limitations of section 12B(b) would not apply; that only the 1st story is affected and this 1st story is not to be used for dwelling purposes at all in the 17 story multiple dwelling, and only a superintendent's apartment is used on the 1st story of the 6-story structure on East 73rd street, as indicated on the plans; that the area of the plot fronting on East 72nd street is 10,000 sq.ft.; that as this is a corner plot, the permissible area is 80% of 5,000 sq.ft. and 65% of 5,000 sq.ft., for a total of 7,250 sq.ft.; that the area of the plot on East 73rd street is 8,900 sq.ft., giving a permissible area of 6,535 sq.ft.; that the portions in each building affected by this application are shown by crossed lines and so indicated on the 1st floor plan; that above the first story the multiple dwellings are to comply with all provisions of the multiple dwelling law; and

WHEREAS, the applicant contends that the Peter Doelger interests have owned the properties for some time, having been acquired on different dates and all transferred to the present company, Peter Doelger Realty Co. Inc., on July 1, 1953; that the various dates of acquisition were block 1447, lot 49, February 28, 1947; lot 50, July 15, 1951; lot 51, July 15, 1951; lot 52, June 15, 1928; lot 149, May 1, 1945; lot 1

consisting of the following: 1392 2nd avenue, November 1, 1905; 1394 2nd avenue, October 15, 1944; 1396 2nd avenue, June 15, 1928 and 303/5 East 72nd street, May 15, 1945; that inasmuch as the properties are located in a business district, in which a business building could be erected with 100% coverage, and as the business portion is limited to the first story only, and as the residence portion is to comply with the provisions of the multiple dwelling law, a variation is requested to permit the coverage on the first story as shown; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1953 and that the assessed valuation of land is $287,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this building could be constructed as proposed except for the provisions, relating to a the abutting residential district; that constructing the street story as proposed does not affect the upper residential stories for which section 12B(b) was designed to protect rather than adjoining residential occupancies; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area, to permit the extension of the street story substantially as proposed and as indicated on plans filed with this application marked, "Received June 3, 1955" (2 sheets), "October 11, 1955" (4 sheets) and "November 1, 1955" (one sheet) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

710-55-BZ

APPLICANT—Ingram S. Carner, for Bertha Stratford, owner (Henry Kelly), lessee.

SUBJECT—Application September 13, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non automatic), office, storage and sale of auto accessories and parking of cars waiting to be serviced, without required setback from street.

PREMISES AFFECTED—246-02 to 246-08 South Conduit avenue, 138-57 to 138-59 246th street and 246-01 to 246-03 139th avenue, southeast corner, Block 13622, Lot 5, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and Henry Kelly.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; laid over to December 20, 1955, for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 139th avenue are in a residence use, E-1 area, class ½ height district; South Conduit avenue is in retail and residence use, E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 9, 1955 acting on N.B. Applic. 3148-55, reads:

"1. The erection of a gasoline service station, lubritorium, minor repairs, hand tools only, auto washing (non-automatic), office, storage & sales of auto accessories & parking of cars to be serviced in a residence zone is contrary to Art. II, Sec. 3 of Zoning Res.

2. Structure facing streets must be set back in conformity with Art. IV Sec. 15A of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 90.30 ft. frontage by 114.88 ft. in depth, irregular, on which is located a gasoline service station, auto laundry, repairs and one family dwelling; that the premises is the subject of the widening of South Conduit avenue and the site and improvements as now reduced by condemnation consists of a frontage of 90.30 ft. on South Conduit avenue, a frontage of 39.69 ft. on 246th street, a frontage of 50 ft. along 139th avenue, and the easterly lot line is 114.88 ft.; that the property referred to is presently zoned as a residence district, class ½ height district and an E-1 area district; that as of July 25, 1916 the property was zoned as a business district, a class 1 height district and a D area district; that the property was changed to a residence district on January 21, 1947 and to a class ½ height district and an E-1 area district on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that due to the widening of South Conduit avenue by the Triborough Bridge authority and the condemnation of a portion of this existing gasoline service station, it is necessary to procure a variance of the zoning resolution in order to rebuild the required facilities and as shown on plans marked proposed conditions filed with this appeal; that a two-bay masonry accessory building facing on 246th street and South Conduit avenue is proposed and there are to be no openings in the south or easterly property line exterior walls; that it is also proposed that on the said south and easterly property lines, where the building does not occur, a 5 ft. 6 in. high masonry fence wall will be erected, so that the residential area will be protected; that the original uses of this existing gas station date back to 1931 and were erected under Alt. Applic. 2156-31; that the masonry one family dwelling was erected under N.B. Applic. 5858-31; that it will now be necessary to demolish what is left after condemnation, in order to erect the proposed new building so that it will be possible to continue this long established business; that in view of the fact that this is an existing legal use, long established on this heavily trafficked highway, and that the property owners in the area will in no way be adversely affected by the reconstruction of this new, modern, masonry gas station, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since August 27, 1942; that the assessed valuation of land is $12,000 and of the buildings $10,000 making a total of $22,000; that the building was erected in 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended, in view of the existing gasoline station which was reduced because of the widening of South Conduit avenue, that the application to reconstruct the gasoline station should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, h and i of the Zoning Resolution and as to variation of area to permit building nearer the street line on the basis of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, as to use and Section 21 of to area to permit the reconstruction and rearrangement of the lawfully

existing gasoline service station, as proposed and as indicated on plans filed with this application, marked "Received September 13, 1955", 4 sheets and "November 22, 1955", 1 sheet, *on condition* that all buildings and uses on the premises shall be removed and the site reconstructed and rearranged as indicated on such plans; that the accessory building shall have no cellar, shall comply with the Building Code in all other respects and shall be arranged for accessory uses substantially as proposed on such plans; that there shall be erected on the rear lot line to the south from accessory building to the line of South Conduit avenue a masonry wall not less than 5 ft. 6 in. in height and properly coped; that such wall shall be of face brick similar to that to be used on the accessory building; that a similar wall shall be erected along the line of 139th avenue from accessory building to the street building line to a similar height, except that it may be reduced to a height of not less than 4 ft. 6 in. within 5 feet of the street building line; that gasoline storage tanks shall be limited to seven 550 gallon approved tanks; that pumps shall be erected facing South Conduit avenue where shown on plans; that the balance of the premises where unbuilt upon shall be paved with concrete or asphaltic paving; that curb cuts shall be limited to two, each 30 ft. in width, to South Conduit avenue and one of similar width on 246th street with no portion of any curb cut nearer than 5 ft. to any side lot line as prolongated; that the sidewalks and curbing along the streets abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that under section 7h for a similar term there may be parking of cars awaiting service; that under section 7i for a similar term there may be minor repairing done solely within the accessory building and with hand tools only for adjustments; that there shall be no parking or repairing of cars on the abutting streets; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line toward the east, where shown, of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that there shall be no windows in the accessory building opening on the south or west lot lines; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

803-55-BZ

APPLICANT—Peter A. Scarano, for Causeway Builders, Inc., owner.

SUBJECT—Application October 14, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 district, the existence of a 2 family, 2 story residence of class 4 construction without the required setback from the street.

PREMISES AFFECTED—160-26 21st road, south side, 25.07 ft. east of Clintonville street, Block 4879, Lot 32, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Peter A. Scarano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 13, 1955 after due notice by publication in the Bulletin; laid over to December 20, 1955, for applicant to file proof of service; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 21st road, Clintonville street and Francis Lewis boulevard are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 13, 1955 acting on N.B. Applic. 3555-54, reads:

> "1. The required setback from street as laid out upon the City Map should be 10'-0" minimum—Art. IV Sec. 15-A(c) and Art. IV Sec. 15(d) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 145.42 ft. frontage by 88.386 ft. in depth, on which is located a two story building of class 4 construction, 26 ft. 10 in. front, 48 ft. 6 in. in depth, 24 ft. 6 in. in height; that it is proposed to maintain a two family, two story residence with a setback less than 10 ft. from the street; and

WHEREAS, the applicant states that zoning calls for 15 ft setback, 5 ft. side yard and 10 ft. rear yard; that under existing conditions the setback is 15 ft., side yard 5 ft. by rear yard 4 ft. in part instead of 10 ft.; and

WHEREAS, the applicant contends that the error was innocently made at the time that there were no streets; that the stakes were put in by the City surveyor; that the bulldozer, in clearing the land, knocked out the stakes and were wrongly replaced by the operator unknown to anyone; that zoning was changed from D to E-1 on July 7, 1953; and

WHEREAS, the applicant states that the present owner has held title to the property since December 13, 1954; that the assessed valuation of land is $8,000 and of the building $27,000 making a total of $35,000; that the building was erected in December, 1954; and

WHEREAS, the shape of the plot and the location of the residence building prevents strict compliance as to the rear yard which has an average width exceeding the requirements; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area to permit the reduction of the rear yard at the west, where proposed and as shown on plans filed with this application marked, "Received October 14, 1955" (12 sheets) *on condition* that the existing construction shall be changed so that no portion of the building shall be nearer than four feet to the building line of Clintonville Street; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto; and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within six months from the date of this resolution.

837-55-BZ

APPLICANT—Siegel and Green, for Maspeth Warehouse, Inc., owner (Smilen Brothers, lessees).

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, proposed patron and employees' parking lot for a supermarket.

PREMISES AFFECTED—2916-2924 Gravesend Neck road and 3442-3454 Nostrand avenue, southwest corner, Block 7362, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: John E. Murphy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman, Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 20, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class 1 height district; Gravesend Neck road is in residence, retail and local retail use, D area, class 1 height districts; Nostrand avenue is in local retail and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 7, 1955 acting on Alt. Applic. 3070-55, reads:

"1. On a lot located in a local retail use district the proposed "Patron and Employees Parking Lot for a Super Market located at 2902-2912 Avenue U" is contrary to Art. II Sec. 4C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 112 ft. 9 in. frontage by 72 ft. 10 in. and 113 ft. 11⅛ in. in depth, now vacant; that it is proposed to maintain a parking lot for patrons and employees of a supermarket; that the zone was changed from business to local retail on April 28, 1945; and

WHEREAS, the applicant further states that the owner of the subject site acquired this property for the specific purpose of establishing a patron and employees' parking lot as an accessory to their supermarket now being constructed on premises 2901-2911 Gravesend Neck road, East 29th street and Avenue U, being lot 1 in block 7362; that the supermarket premises is diagonally opposite the subject site on Gravesend Neck road between the same intersecting streets; that it is proposed to arrange the parking lot with vehicular access only on Gravesend Neck road in order that said access be in close proximity to the supermarket; that the supermarket premises was of inadequate area to accommodate parking and the only available vacant premises reasonably located was the subject site; that the proposed patron and employee parking lot would be lawful as a matter of right if the supermarket was located on the same premises, as such accessory parking is permitted in the local retail use district by the zoning resolution; and

WHEREAS, the applicant contends that retail shopping centers require adequate off-street parking facilities, both for economic as well as public neccssities; that a regulated off-street parking facility would not only be beneficial to the interests owner but to the general public as well; that the parking lot would be conducted exclusively for patrons and employees and adequate signs and supervision to that effect will be established; that no overnight parking will be permitted; that the parking lot will be properly fenced off with gates at its entrance; that parking will only be permitted during regular business hours of the supermarket, which will not be later than 10 P.M. or before 8 A.M.; and

WHEREAS, the applicant states that the present owner has held title to the property since June 8, 1955 and that the assessed valuation of land is $12,000; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the proposed parking area is for use with supermarket located across Gravesend Neck Road variances as to which was granted by the Board under Calendar Number 431-31-BZ—Vol. III; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of ten years, to permit the premises to be occupied for the parking of motor vehicles of patrons and employees in connection with the supermarket located at 2901-2911 Gravesend Neck road, *on condition* that the plot shall be leveled substantially to the grade of Gravesend Neck road, treated with clean gravel or steam cinders, property rolled and surfaced with a binder; that there shall be erected on all lot lines a woven wire fence of the chain link type, erected on a masonry base to a total height of 5 ft. 6 in. with no openings therein except one, to Gravesend Neck Road, 20 ft. wide, as shown on plans filed with this application, marked "Received September 14, 1955", 2 sheets, "December 6, 1955", 1 sheet, with curb cut opposite of similar width; that such opening shall be fitted with gates which shall be kept closed when the supermarket is closed; that the sidewalks abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that no signs shall be erected except there may be a sign attached to the fence at the opening, stating that the parking use is only for patrons and employees of the supermarket, provided that such sign does not exceed 50 sq. ft. in area, is not illuminated and does not extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that suitable bumpers shall be maintained along the fences for protection thereto, as proposed; that if illumination is required, same shall be on metal pipe standards, equipped with metal reflectors so arranged as to reflect toward the center of the lot and away from the adjoining residential occupancies; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there be a shelter for the sole use of the attendant, not over 100 sq. ft. in area and one story in height, and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:55 P. M.

JOSEPH J. DOYLE, *Chief Clerk*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 20, 1955, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

657-40-SM

APPLICANT—Triangle Steel Products Corp., owner-manufacturer.

SUBJECT—Application reopened November 9, 1955—re amendment to resolution as to modification—re Triangle Three Hour Hollow Metal Fire Door; previously approved.

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 657-40-SM

Subject: Amendment to resolution as to modification of construction.

S. Cohen for Triangle Steel Products Corp., New York requested by letter dated October 14, 1955 that the resolution adopted July 16, 1940 and amended so as to modify the construction of the door approved July 22, 1947 under Cal. No. 657-40-SM.

Purpose

The door is a one and one half hour opening protective assembly.

Description

The door approved July 22, 1947 was a hollow metal door flush type consisting of 18 gauge face sheets with necessary stiffners, insulation and accessories. The requested modification is a change to 20 gauge face sheets and the use of

an interlocking joint for joining the two faces of the 20 gauge face sheets.

In all other respects the construction of the door will be the same. The requested changes were examined by Asst. Engr. J. A. Darts.

Recommendation

The Committee on Test recommends that the resolution adopted July 16, 1940 and amended July 22, 1947 under Cal. No. 657-40-SM be amended so as to permit the use of 20 gauge steel face sheets and an interlocking joint for the joining of the face sheets on the one and one half hour opening protective assembly on condition that the requirements of the resolution adopted July 16, 1940 under Cal. No. 657-40-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 16, 1940 and July 22, 1947 in accordance with the above report.

333-53-SM

APPLICANT—Morris Dorf, for Triumph Metal Products Inc., and Acme and Dorf Metal Door Corp., owners.

SUBJECT—Application reopened March 8, 1955—re amendment as to modification of construction—re Tridge One and One-half Hour Hollow Metal Flush Type Fire Door; previously approved.

APPEARANCES—

For Applicant: Joseph Dorf.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 333-53-SM

Subject: Amendment as to modification of construction.

Acme & Dorf Metal Door Corp., New York requested by letter dated February 18, 1955 that the resolution adopted July 7, 1954 under Cal. No. 333-53-SM be amended so as to include the use of No. 20 gauge steel sheets in the construction of the approved door.

Description

The construction of the proposed door is identical to the construction of the door approved July 7, 1954 under Cal. No. 333-53-SM except that the sheets forming the faces of the door are to be of 20 gauge steel instead of 18 gauge steel.

Recommendation

The Committee on Test recommends that the resolution adopted July 7, 1954 under Cal. No. 333-53-SM be amended so as to permit the use of 20 gauge steel sheets in the construction of the door on condition that in all other respects the door be constructed as required under the resolution adopted July 7, 1954 under Cal. No. 333-53-SM.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 7, 1954 in accordance with the above report.

511-55-SA

APPLICANT: J. B. Slattery and Brother, Inc., owner.

SUBJECT—Application June 23, 1955—Slattery Domestic Gas Ranges, Models 5590, 5588, 5500, 5530, 5520 and 55, approval of.

APPEARANCES—

For Applicant: J. Warren Slattery.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 511-55-SA

Subject: Slattery Domestic Gas Ranges, Models 5590, 5588, 5500, 5530, 5520 and 55.

J. B. Slattery & Bro. Inc., Brooklyn, New York filed June 23, 1955 an application with the Board of Standards and Appeals for approval of the Slattery Domestic Gas Ranges, Models 5590, 5588, 5500, 5530, 5520 and 55 under the provisions of C26-695.0 Administrative Building Code and for use under the provisions of Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are domestic gas ranges used for cooking purposes.

Description

The appliances are domestic gas ranges, all models except the 55 have four top burners and a combined oven and broiler. The top burners are rated at 9,000 BTU each and the oven broiler at 16,000 BTU. The model 55 has four top burners and a separate oven burner and a separate broiler burner; the top burners are rated at 9,000 BTU each, the oven burner at 16,000 BTU and the broiler at 13,000 BTU.

All gas valves used are AGA approved gas valves.

Inspection and Test

The ranges were inspected by Asst. Engr. J. A. Darts and it was noted that the ranges have been approved by the American Gas Association under 1-1000.201, 1-1000.101, 1-1000.001, 1-994.001 and 1-1000-5001.

Recommendation

As the wording of Section 64 as amended by Int. 1142—of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows: Models 5590, 5588, 5500, 5530, 5520 and 55 shall be constructed with an approved device which shall

shut-off automatically the gas supply when the pilot light or other constantly burning flame is extingushed as the above models are considered to be automatically controlled gas appliances under the definitions as herein set forth and the requirements of the Multiple Dwelling Law, all installations shall be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing laboratory and these ranges may be installed in accordance with the provisions of Section 64 of the Multiple Dwelling Law. The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 511-55-SA" and in addition the label shall also carry the model designation and the wording as follows: "Equipped with approved automatic shut-off" and that each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

612-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.

SUBJECT—Application July 6, 1955—Slattery Gas Range (built-in type), Models 5556 and 22, approval of.

APPEARANCES—

For Applicant: J. Warren Slattery.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 612-55-SA

Subject: Slattery Gas Ranges (built-in type).

J. B. Slattery & Bro. Inc., filed July 6, 1955 an application with the Board of Standards and Appeals for approval of the Slattery Gas Ranges, Models 5556 and 22 under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are gas fired ranges used for cooking purposes.

Description

The appliances are gas ranges of the built-in type. The model 5556 is an oven and broiler unit and the model 22 designates a top burner section. The model 5556 has one burner which serves both the oven and broiler and is rated at 16,000 BTU. The model 22 consists of two burners each rated at 9,000 BTU.

The model 5556 has a clock, thermostat and pilot and the model 22 has only a pilot.

Inspection and Test

The appliances were examined by Asst. Engr. J. A. Darts and details of construction were examined. The model 5556 has been approved by the American Gas Association under 1-1052-2.011 and the model under 1-1052-2.001.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA 1954 gives the following definitions:—

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner of burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows: Models 5556 being equipped with pilot and thermostat and model 22 being equipped with a pilot shall be constructed with an approved device which shall automatically shut-off the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 Multiple Dwelling Law all installations may be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing agency and may be installed in accordance with the requirements of Section 64 Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards an Appeals for use in New York City under Cal. No. 612-55-SA" and in addition thereto shall also carry the models designation and the wording "Equipped with an approved automatic shut-off" and that each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

646-55-SA

APPLICANT—L. C. Armitage for Welbilt Corporation, owner.

SUBJECT—Application July 27, 1955—Welbilt Insulated Gas Ranges, Models 5520, 5521, 5522, 5525, 5527, 5530, 5531, 5532, 5535, 5537, 5563, 5564, 5565, 5567, 5568, 5569, 5575, 5578, 5579, 5583, 5584, 55850, 55860, 55870, 55880, 5589, 5593, 5594, 55950, 55960, 55970, 55980, GB502, GB5020, GB504, GB5040, GB506, GB5060, approval of.

APPEARANCES—

For Applicant: Martin B. Cohn.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 646-55-SA

Subject: Welbilt Insulated Gas Ranges, various models.

L. C. Armitage for the Welbilt Corp., Masbeth, Long Island, New York filed July 27, 1955 an application with the Board of Standards and Appeals for approval of the Welbilt Insulated Gas Ranges (various models) under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are domestic ranges used for cooking purposes.

Description

The appliances are domestic gas ranges and the difference in model designation refers to numbers of burners, styling, oven pilots, thermostats, top burner pilots and those without pilots and/or thermostats.

Ranges without thermostats and pilots.

Models 5520 and 5530 have four (4) burners, ranges without top or oven pilot or thermostat.

Ranges with top burner lighter.

Models 5521 and 5531.

Ranges with top burner lighter and oven thermostat.

Models 5522, 5525, 5527, 5532, 5535, 5537, 5563, 5564, 5565, 5567, 5568, 5569, 5575, 5578, 5579, 5583, 5584, 55850, 55860, 55870, 55880, 5589, 5593, 5594, 55950, 55960, 55970, 55985, GB502 GB5020, GB504, GB5040, GB506 and GB5060.

Inspection and Test

The details were examined by Asst. Engr. J. A. Darts and it was noted that while all models are made to AGA specifications not all models are AGA approved.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for Installation of the Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA 1954 gives the following definitions:—

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows:

Models 5520 and 5530 may be constructed without a device which shall automatically shut-off the gas so there is no pilot or constantly burning flame; or thermostat all installations shall be in accordance with the requirements of C26-695.0.9.2b Administrative Building Code as these models have not been approved by a recognized testing laboratory.

Models 5521, 5531, 5522, 5525, 5527, 5532, 5535, 5537, 5563, 5564, 5565, 5567, 5568, 5569, 5575, 5578, 5579, 5583, 55850, 55860, 55870, 55880, 5589, 5593, 5594, 55950, 55960, 55970, 55985, BG502, GB5020, GB504, GB5040, GB506 and GB5060 shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations may be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing laboratory and further these ranges may be used under the provisions of Section 64, Multiple Dwelling Law.

The Committee further recommends that all appliances bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 646-55-SA" and in addition thereto shall also designate the model designation.

The Committee further recommends that the models 5521, 5531, 5522, 5525, 5527, 5532, 5535, 5537, 5563, 5564, 5565, 5567, 5568, 5569, 5575, 5578, 5579, 5583, 5584, 55850, 55860, 55870, 55880, 5589, 5593, 5594, 55950, 55960, 55970, 55985, GB502, GB5020, GB504, GB5040, GB506 and GB5060 shall carry in addition to the wording required on the label described above, the wording, "Equipped with approved automatic "shut-off" and that each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does *hereby* approve this appliance in accordance with the above report.

355-52-SA

APPLICANT—Selmix Dispensers, Inc., owner.

SUBJECT—Application for consideration—reopening as for report as to additional model—re Selmix Fountainette, Model 1400; previously approved.

APPEARANCES—

For Applicant: Raymond Drechsler.

ACTION OF BOARD—Application reopened for report as to additional model, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

99-53-SM

APPLICANT—Luminous Ceilings, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Acousti-Luminus Ceilings; previously approved.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Application reopened for report as to amendment, relating to sprinklers now permitted by Local Law 105-55.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

72-48-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bush Terminal Bldg., Co., owner (Beech-Nut Packing Co., lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from a decision of the fire commissioner—for a variation of the Labor Law so as to permit smoking in a factory.

PREMISES AFFECTED—132-184 39th street (146-168 displayed) and 3902-3924 2nd avenue, southwest corner, 5th floor, Building 19, Block 706, Lot 1, Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Leonard F. Rothkrug and Hugh P. Rainey.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated October 25, 1955 reads:

"In reply to your letter dated October 18th, 1955, in which you request a permit for employees to smoke in certain areas not previously covered by the Board of Standards and Appeals under Resolution Cal. No. 72-48-A for subject premises 132-84-39th Street, Borough of Brooklyn, please be advised that we are without authority to waive the mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

"You may appeal this decision within 30 days to the Board of Standards and Appeals, Room 1015, Municipal Building, Manhattan."

and

WHEREAS, the applicant states the building is 8 stories, 108 ft. in height, 230 ft. by 440 ft., irregular, in area, of fireproof construction, erected 1912, located in an unrestricted use, A area, class 2 height district, and used and occupied since erection as a tenant factory; the building is provided with an approved standpipe an approved two-source sprinkler system, an approved interior fire alarm system, and regular monthly fire drills are maintained; there are five interior steel stairs 7 ft. 6 in. and 4 ft. 6 in. in width, fireproof enclosed, equipped with fireproof self-closing doors and leading direct from roof bulkhead direct to street and two exterior stairs leading to roof by ladder and to yard by stairs; and

WHEREAS, under date of March 16, 1948, under Cal. No. 72-48-A, Vol. I, the Board permitted smoking in the portion of the fourth floor of Section A of this building, occupied by the Beech-Nut Packing Company; and

WHEREAS, the applicant states that it is now proposed to discontinue the smoking permitted by the Board on such portion of the fourth floor and to substitute in its place an employees' lounge room on the fifth floor of Section B of the same building; and

WHEREAS, the applicant contends that the lounge room where smoking is now requested will be "L" shaped and of small area, approximately 2,000 sq. ft., of fireproof construction, provided with two self-closing fireproof doors and all furniture in the lounge will be fireproofed, and there will be fireproof receptacles provided for cigarette stubs; that the use of this area will be limited to the hours between 10 a.m. and 3 p.m. and during these hours the area will be policed to enforce safety.

Resolved, that the decision of the Fire Commissioner dated October 25, 1955 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit smoking in the portion of the premises as proposed, and in substitution of the portion of the premises on the fourth floor which shall be discontinued as previously permitted for smoking by resolution adopted by the Board under Cal. No. 72-48-A, Vol. I, under date of March 16, 1948, *on condition* that the space where smoking may now be permitted shall be only where indicated on plans filed with this appeal marked, "Received October 25, 1955" (4 sheets); that signs shall be posted within the area where smoking is proposed and herein permitted as may be required by the Fire Commissioner; that receptacles for smokers' refuse shall be installed and maintained; that the sprinkler system and standpipe system shall be installed and maintained to the satisfaction of the Fire Commissioner and regular monthly fire drills shall be held; that this variance shall continue only so long as the conditions set forth are maintained and the spaces are occupied as proposed.

918-54-A

APPLICANT—Joseph Lau, for 450 6th Avenue Realty Corp., owner.
SUBJECT—Application November 24, 1954—Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—450-454 Avenue of The Americas (6th), east side, 34.6 ft. south of West 11th street, Block 574, Lot 5, Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph Lau.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 22, 1954, on amendment to Alt. App. 1105/54, reads:

"1. Provide two means of egress from the cellar leading directly to the street, in accordance with Sect. 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 6 stories, 84 ft. 6 in. in height, 64 ft. 5 in. front by 116 ft. in depth at street level, 64 ft. 5 in. by 106 ft. in area at typical floor level, of Class 3 construction, erected in 1891 now located on a lot 64 ft. 5 in. front by 121 ft. in depth in a local retail, residence use, C area, Class 1¼ height district; used and occupied since erection as follows: Cellar—storage and boiler room, 5 persons; 1st floor—restaurant, 277 persons; 2nd floor—offices, book bindery and stereotyping, 30 persons; 3d floor—offices, receiving and shipping of stockings, 30 persons; 4th floor—offices, manufacturing army uniforms, showroom and shipping, 30 persons; 5th floor—offices, manufacturing, receiving and shipping of merchandise, 30 persons; 6th floor—offices and manufacturing electric equipment, 30 persons. No change in use or occupancy is now proposed. Certificate of Occupancy #399113 issued November 15, 1951, upon completion of Alt. App. 170/51 permits the following use and occupancy: Cellar—storage and boiler room, 5 persons; 1st floor—restaurant, 277 persons; 2nd to 6th floors, inc., factory and offices on each floor, 30 persons, 200 lb. liveload and contains the Fire Department certificate of approval of the sprinkler system approved October 24, 1951. The building is provided with an approved one-source sprinkler system throughout, an approved interior fire alarm system and regular monthly fire drills are maintained. There are two 3 ft. 8 in. wide interior steel stairs, fireproof enclosed, equipped with fireproof, self-closing doors, leading direct to street and to roof bulkhead; and

WHEREAS, Violation #9960/53 was issued December 9, 1954, for failure to provide a second legal means of egress from cellar to street as required in Section 271 of the labor Law; and

WHEREAS, the applicant states the exit from the cellar consists of a primary means of egress, which is an iron stair 3 ft. 8 in. wide, enclosed in fireproof walls, equipped with fireproof, self-closing door leading from cellar to first floor level; thence through a 3 ft. 8 in. passage to the street, enclosed in masonry walls; and the secondary egress from cellar is a stationary iron ladder up to the street at front of building through a standard 2 ft. by 2 ft. iron engineer's door at sidewalk level; that the cellar is entirely sprinklered and is used for storage and boiler room with an occasional waiter employed by the restaurant on the 1st floor using the lockers; there are no permanent occupants in the cellar and no manufacturing of any kind; and

WHEREAS, the applicant requests the Board to accept the existing exit facilities of the cellar as adequate in view of the fact the cellar is fully sprinklered and not used for manufacturing.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent,

acting on amendment to Alt. App. 1105/54, Objection No. One and that the appeal be and it hereby is *granted*, to permit the means of exits from the cellar, as proposed and as indicated on plans filed with this appeal marked, "Received November 24, 1954" (4 sheets) *on condition* that the occupancy of the cellar shall be only as proposed and for the number of persons as stated; that the sprinkler system shall be maintained in the cellar and throughout the building in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that there shall be an approved fire alarm system and regular monthly fire drills shall be maintained; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

387-55-A

APPLICANT—William H. Hickin, for E. I. du Pont de Nemours and Co., owner.

SUBJECT—Application May 9, 1955—Appeal from a decision of the fire commissioner re Classification of Blasting Agent known as "Nitramon" and "Nitro-Carbo-Nitrate" for use in New York City.

APPEARANCES—

For Applicant: William H. Hickin and W. G. McKenna.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated February 2, 1955 reads:

"Re: *NITRAMON—NITRO-CARBO-NITRATE*

Gentlemen:

Your letter of January 25, 1955 has been received and is hereby acknowledged.

In view of the fact that Nitramon and Nitro-Carbo-Nitrates are identical in chemical composition, and the fact that Nitramons are sold as blasting agents, it has been decided that this material comes within the purview of Section C19-32.0.d of Chapter 19 of the Administrative Code of the City of New York, and the resolution adopted by the Board of Hazardous Trades of the Fire Department classifying same as explosives, and thereby prohibiting its landing or placing upon any pier, dock, bullhead, or other landing place within the City of New York.

As provided by law, you may appeal from our decison to the Board of Standards and Appeals, located on the 10th floor of the Municipal Building, Borough of Manhattan, New York 7, New York."

and

WHEREAS, the applicant contends that Section C19-4.0 of the Administrative Code gives full credence to the study and authorization of Federal regulatory agencies whose jurisdiction extends to shippers as well as those engaged in transporation as a public business; that it is specifically provided in such section that "nothing contained in said code shall be construed as applying to the transportation of any article shipped in conformity with the regulations prescribed by the Interstate Commerce Commission"; and

WHEREAS, the applicant contends that Nitro-Carbo-Nitrate does not qualify as an explosive under Item 14 of Section C19-2.0 of the Administrative Code nor does it qualify under the Federal definition of explosive; and

WHEREAS, the applicant contends that Nitramons is safely packaged, is insensitve to friction, is not sensitive to container dents, cannot be ignited easily; and

WHEREAS, the applicant contends in test conducted by the Bureau of Explosives, December 9, 1954, it was proved not to be an explosive; and

WHEREAS, the applicant requests that the Board find that Nitramons, nitro-carbo-nitrates shall not be restricted by and subjected to the provisions of the Administrative Code relating to explosives; and

WHEREAS, the Board, acting as a Committee of the Whole, recommended that the appeal be denied in a report at this hearing reading as follows:

387-55-A December 15, 1955

REPORT OF COMMITTEE

A public hearing was held by the Board November 9, 1955 on this appeal, the hearing was closed and the matter laid over for decision by the Board.

Paragraph 14 of Section C19-2.0 of the Administrative Code reads as follows:

> "14. Explosive, explosive compound or mixture, or explosive article, any substance, or compound, or mixture, or article having properties of such a character that alone, or in combintaion or contiguity with other substances or compounds, it may decompose suddenly and generate sufficient heat, or gas, or pressure to produce rapid flaming combustion, or administer a destructive blow to surrounding objects."

Paragraph d of Section C19-32.0 of the Administrative Code reads as follows:

> "d. Landing. It shall be unlawful to land or place explosives upon a dock, pier, bulkhead, or other landing place. Explosives intended for use within the city shall be transferred from the vessel making the delivery directly to a vehicle for transporting explosives, at the docks or piers designated by the commissioner, for which a permit has been issued under section C19-28.0 of the Code. Explosives intended for shipment to points outside the city may be transferred from a vessel directly to another vessel lying at a city dock or pier designated by the commissioner, provided the amount so transferred does not exceed twenty-five hundred pounds. All such shipments, in excess of twenty-five hundred pounds and not exceeding five thousand pounds, must be transferred from vessel to vessel at a distance of not less than one thousand feet from any pier line."

The applicant contends that nitromon was developed to replace large diameter commercial dynamite to meet the need for unusually safe blasting agents, and that it is not an explosive within the definition of Section C19-2.0, Paragraph (14) of the Administrative Code, and therefore should not be subject to the restrictions placed by Section C19-32.0, Paragraph d of the Administrative Code on the landing or placing of explosives on piers within the City of New York.

In the opinion of the Committee "nitromon" (nitro-carbon-nitrate) comes within the definition contained in Section C19-2.0, Paragraph (14) of the Administrative Code and is therefore subject to the restrictions contained in Section C19-32.0, paragraph d of the Administrative Code, and the Fire Commissioner had no alternative but to deny the application; and the granting of a variance of the provisions of Section C19-32.0, paragraph d of the Administrative Code would be contrary to the public interest.

It is therefore recommended that the appeal be denied and the decision of the Fire Commissioner be affirmed.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
SEAN P. KEATING,
Commissioner,
P. JOSEPH CONNOLLY,
Deputy Chief, Fire Dep't.

Resolved, that the decision of the Fire Commissioner dated February 2, 1955, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

527-55-A

APPLICANT—Harry M. Prince, for Charlotte G. Williams, owner.

SUBJECT—Application June 28, 1955—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—385-387 Broadway, west side, 47 ft. 5½ in. north of White street, Block 193, Lot 47, Borough of Manhattan.

MINUTES

APPEARANCES—
For Applicant: Harry M. Prince.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1955 on B.N. App. 1737/55 reads:

"1. Proposed means of egress from subcellar and cellar to street is contrary to Sec. 270 Labor Law."

and

WHEREAS, the applicant states the building is 5 stories, 75 ft. in height, 61 ft. 5½ in. front by 81 ft. 7 in. in depth, of Class 3 construction, erected in 1875, now located in an unrestricted use, B area, Class 2 height district; used and occupied since 1875: Cellar—boiler room and building equipment, 0 persons; subcellar—store and tenants' storage, 4 persons; 1st floor—stores, 10 persons; 2nd through 5th floors—offices and factory, 5, 15, 5 and 12 persons respectively, for which no certificate of occupancy has been issued; no change in use or occupancy is now proposed. The building is provided with a one-source sprinkler system in the cellar and subcellar only. There is one 4 ft. 10 in. and 4 ft. wide interior wood stairs, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors and extending from roof bulkhead direct to street and one fire escape at front extending to roof by stair and to street by ladder; window and door openings on course of fire escape are not fireproof, self-closing; and

WHEREAS, the applicant states the building was erected in 1875 as a store and loft building and has been continuously so used to date; that Violation 2069 was issued March 30, 1955, requiring the owner to provide two lawful exits from the cellar and subcellar to street; and

WHEREAS, the applicant states that B.N. App. 1737/55 was filed to show a method of complying with Sec. 270 of the Labor Law, whereby the existing stair from the cellar and subcellar would be enclosed with fire-retarded materials and an additional exit provided from cellar and subcellar by means of an engineer's ladder to the sidewalk; and

WHEREAS, the applicant states there is a sprinkler system now installed throughout the cellar and subcellar; that to be required to provide exits in strict compliance with Section 270 of the Labor Law as amended would constitute a practical difficulty and an unnecessary hardship in view of the existing conditions; that there is no manufacturing with heavy machinery conducted on any floor of the building; that the number of occupants in the cellar is small and none at all in the subcellar except when occasion requires the superintendent of the building to visit it for servicing the mechanical equipment; and

WHEREAS, the applicant requests the Board to vary the requirements of the Labor Law so as to accept the egress from the cellar and subcellar as proposed on the grounds that compliance would constitute a practical difficulty and unnecessary hardship; that a ladder to the street with an automatic opening steel door at sidewalk, as indicated on plans filed herewith will be installed to provide an adequate second egress from both the cellar and subcellar and as the existing stair will be enclosed with fire-retarded partitions equipped with fireproof, self-closing doors at all openings and in view of the adequate sprinkler system throughout the cellar and subcellar with two separate siamese connections at street level; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on B.N. App. 1737/55, Objection No. 1 and that the appeal be and it hereby is *granted,* to permit the exits from cellar and subcellar as proposed and as indicated on plans filed with this appeal marked, "Received June 28, 1955" (4 sheets) as the means of exit therefrom *on condition* that the occupancy of such spaces shall not be exceeded; that such portions of the building shall be used only for the purposes as stated; that the perforated sprinkler pipe in the cellar and sub-cellar shall be maintained to the satisfaction of the Fire Commissioner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

723-55-A

APPLICANT—Frank Lloyd Wright, for Solomon R. Guggenheim Foundation, owner.
SUBJECT—Application September 14, 1955—Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—1071 Fifth avenue, east side, from East 88th to East 89th streets, Block 1500, Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: Jacob Feld and Edw. C. Sherwood.
For Adminstration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 18, 1955, on amendment to N.B. App. 27/52, reads:

"3. Ramps to be accepted as required means of egress should comply with all provisions of Sec. 6.1.2.1 B.C.

6. Glass doors and partitions opening into ramps used as means of egress not permitted as per Sec. 6.4.1.8.1 B.C.

7. Provide at least two means of egress from every floor as per Sec. 6.1.2.2.3 B.C.

9. Elevator shafts, stairs and all other shafts should be enclosed with 3 hour fireproof partitions as per Sec. 3.2.1 and Sec. 10.5.1 B.C.

10. All elevator doors should be 1½ hr. f.p.s.c. Sec. 10.8.4.2 B.C.

16. Glass roof construction not acceptable as per Sec. C26-619.0 Adm. Code.

These objections should be referred back to the B. S. & A. under Res. Cal. No. 931-52-A."

and

WHEREAS, the applicant states the building will be 6 stories, 75 feet in height, 192 ft. front by 48 ft. and 122 ft. in depth at first floor, 112 ft. average front by 118 ft. average depth at typical floor, of Class 1 construction, on a lot 201 ft. 5 in. front by 122 ft. and 127 ft. 8 in. in depth, in a residence use, B area, Class 1½ height district; to be used and occupied exclusively for educational purposes by the Solomon R. Guggenheim Museum as follows: Basement—Lecture room and work room, 299, plus 10 persons; Mezzazine—kitchen and cafe, 100 persons; 1st floor, gallery and caretaker's apartment, 100 persons; 2nd floor (level A) gallery—40 persons; 3rd floor (Level B—Gallery, 40 persons; 4th floor—(Level C) gallery, 40 persons; 5th floor—(Level D)—Gallery, 40 persons; 6th floor (Level E)—gallery, 40 persons. The building will be provided with an approved standpipe system, a partial one-source sprinkler system, approved interior fire alarm system and regular monthly fire drills will be maintained. There will be one 3 ft. 8 in. wide fireproof stairs, enclosed in 3-hour partitions, equipped with 1½ hr. fireproof, self-closing doors and leading from roof bulkhead direct to street, and one 5 ft. 10 in. wide unenclosed concrete stairs; and

WHEREAS, the applicant contends as to Objection 3 issued by the Borough Superintendent that the ramps will slope

approximately 1 foot in 19 feet; that the stair will be less than 115 ft. from the farthest point on each level of the ramp; that one stairway will be enclosed in accordance with the requirements of the Building Code and the other stairs will be open and roofed over between the main floor gallery and the basement auditorium; that it is requested that the Board consider the ramp as part of the first floor main gallery or as balconies continued to the first floor, provided with stair exits and elevator level; that the total occupancy of the balconies or ramps will be 200 or 40 persons per ramp level and 100 persons on the first floor or a total of 300 persons; that only 40 persons will use each level of the ramp and the enclosed stair alone at each level can accommodate a greater legal occupancy than the 40 proposed. It is therefore requested the Board permit the use of the open balcony arrangement with open stair as indicated on plans filed with this appeal, as the use of the sidewalls of the open stair will be for exhibition of paintings, etc. and the enclosure of same would defeat this desirable feature; and

WHEREAS, the applicant contends as to Objection 6, relating to glass partition and doors between a small balcony on ramp overlooking upper part of the grand gallery, that this small balcony can be used only by a small number of occupants at any one time and in fact no partition would normally be necessary at this point except for acoustic reasons and it is therefore requested that the Board accept this glass partition and doors; and

WHEREAS, as to Objection 7, the applicant contends that one enclosed stair be accepted and one open stair approved as a second means of egress; and

WHEREAS, as to Objection 9, as to open stairway #1 and as to the elevator shaft enclosure, permission is sought to maintain 3 ft. diameter glass openings in elevator enclosure and cab of elevator in order to enable passengers to view exhibits on side wall of the stairs; and

WHEREAS, the applicant contends that inasmuch as the upper galleries or ramps are open to ground floor there is less reason to enclose the elevator from level to level in full compliance with the Code than in ordinary buildings where each level or floor is totally separated from the next; and

WHEREAS, the applicant contends as to Objection 10, that it is requested that elevator shaft entrance doors at first floor to upper level be permitted with wire glass panels and cab doors be similarly glazed so as to enable passengers to observe the panorama of the ramps, exhibits, etc. while riding the elevator; and

WHEREAS, as to Objection 16, as to roof construction over open well between ramps, applicant states this will be of wire glass set in reinforced concrete and steel frames and have an area of approximately 1800 sq. ft.; that Section C26-619.0 requires a 3-hour roof and this proposed skylight will not have that rating; however, skylights are used in roofs but possibly of not such a large area. It is therefore requested that this skylight be permitted as proposed as all supporting members will be concrete and steel and the glass will be wire glass; and

WHEREAS, revised plans referred to in the resolution supersede some of the proposals herein above described.

Resolved, that the decision of the Borough Superintendent acting on N.B. App. 27/52, Objections 3, 6, 7, 9, 10 and 16, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the construction as proposed and as indicated on revised plans marked, "Received December 2, 1955" (10 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a fire alarm system shall be installed and maintained throughout the building to the satisfaction of the Fire Commissioner; that the surface of the ramps and stairs shall be of terrazzo, or other equivalent fireproof material, which may have an abrasive to prevent slipping; that no smoking shall be permitted within the building except in the accessory cafeteria on the mezzanine floor; that such cafeteria shall be cut off from the balance of the building by incombustible material so that there will be no direct connection between such portion of the building and the balance of the building; and that entrance thereto shall be through an open entry as shown.

833-55-A

APPLICANT—T. R. Galloway, for Drith Corporation, owner (Consolidated Edison Co. of New York, Inc., lessee).

SUBJECT—Application October 14, 1955—Appeal from decisions of the borough superintendent, re height of fence contrary to code.

PREMISES AFFECTED—275-289 Plymouth street, north side, 90 ft. west of Hudson avenue, Block 22, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: T. R. Galloway.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 15, 1955, on amendment to N.B. App. 1017 and 1018/55 reads:

"1. Proposed fence exceeding ten (10' feet) in height is contrary to Section C26-257.2 B.C."

and

WHEREAS, the applicant states the premises consist of a lot 200 ft. by 125 ft. 3 in. irregular in area, in an unrestricted use, A area, Class 2 height district, upon which it is proposed to erect a one story 11 and 14 ft. high, Class 3 constructed electrical sub-station and outdoor electric equipment; the buildings will be 46 ft. front by 14 ft. and 15 ft. 6 in. in depth and 36 ft. by 14 ft. and 15 ft. 6 in. in depth, of Class 3 construction; and

WHEREAS, the applicant states that N.B. App. 1017 of 1955 and 1018 of 1955 were filed to erect two small structures and various concrete foundations for outdoor electric equipment for an electric substation; that the entire installation will be enclosed by a chain link fence; and

WHEREAS, the applicant states that plans were approved for the erection of a 10 ft. high fence; but it is felt that such a fence would not be of sufficient height to give adequate protection at certain locations along the property boundary; and

WHEREAS, the applicant states it is proposed to increase the height of the fence to 18 feet at three locations where the property abuts one-story structures and an areaway; and

WHEREAS, the applicant contends that to provide protection against entry into the substation yard by unauthorized persons, it will be necessary to install a chain link fence supported on steel pipe posts with concrete footings to a height of ten feet along the building lines of Plymouth, Gold and John streets and on such portions of the interior lot lines where adjoining buildings are more than one story in height or no buildings exist; that, however, there are three one-story structures in one areaway that require a fence of a greater height than ten feet permitted, and it is therefore proposed to install a fence to a height of 18 feet above the yard grade at these locations, so as to prevent persons from gaining access to the substation yards from the roofs of the low structures adjoining; and

WHEREAS, the applicant therefore requests that the Board grant a modification of the requirements of the Administrative Code as cited in the decision of the Borough Superintendent and permit the installation of the chain link fence to the height herein proposed and as indicated on plans filed with this appeal.

Resolved, that the decision of the Borough Superintendent acting on amendment to N.B. App. 1017 and 1018 of 1955, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the fences of the heights as proposed and as indicated on plans filed with this appeal marked, "Received October 14, 1955" (4 sheets) *on condition* that such fences shall be of the woven wire

type, as proposed; that such fences shall continue only so long as the premises are used as described and for no other use.

980-55-A

APPLICANT—The Patent Scaffolding Co., Inc., owner (Chesebro-Whitman Co., agent).

SUBJECT—Application December 13, 1955—Appeal from a decision of the borough superintendent re height of scaffold exceeding that permitted by resolution of Board under Cal. 364-44-SM.

PREMISES AFFECTED—150 East 42nd street and 133-155 East 41st street, north side, from 3rd avenue to Lexington avenue, Block 1296, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Stuart N. Updike.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 16, 1955, re-denied December 13, 1955, on B.N. App. 2592/55, reads:

"1—Height of scaffold exceeds Bd. of S. & A. approval.

2—Wooden planks should be fireproofed as required by the BD. of S & A approval."

and

WHEREAS, B. N. Notice 460/55 was filed February 11, 1955, and approved February 11, 1955 by the Borough Superintendent to permit the erection of a Tubelox steel hod hoist tower on the 41st St. side of the building, approximately 550 feet high, as approved by the Board under Cal. No. 364-44-SM; and

WHEREAS, Violation No. 4770/55 was issued by the Borough Superintendent August 11, 1955 for erecting scaffolding to more than twice the height approved by the Board of Standards and Appeals between the hoist towers and the building on the 41st Street side without a permit; and

WHEREAS, the applicant states that the hoist tower was approved by the Board under Cal. No. 364-44-SM, and said approval contemplates in addition to the hoist itself, the use of loading and bridging platforms or runways to permit removal of hoisted material from the hoist itself to the building; and

WHEREAS, the applicant contends that the Borough Superintendent erroneously classified the tower and runways as scaffolding; and

WHEREAS, the applicant states that since the issuance of the violation by the Borough Superintendent on August 5, 1955, it has reinforced the tower and runways by placing a total of 39 pickup cables (20 on the west and 19 on the east side) strong enough to hold the entire structure above the 19th floor both dead and liveload and has added two extra upright members one on each side to the uprights between the 17th and 24th runways; that the addition of the 39 pickup cables has resulted in a safety factor of 5; that the hoists in the towers have not been used and will not be used to raise heavy loads such as concrete or plaster; that the general contractor uses interior hoists for lifting such heavy loads; and

WHEREAS, the applicant further contends that the tower and runways are not scaffolding; that the runways are intended for use by one or at the most a few workmen and only for the time necessary to transport materials from the hoist into the building proper; that the building is largely completed having recently been topped out; that the towers and runways will continue in use for not more than six months; that independent engineers, Edwards and Hjorth, have been retained to evaluate the safety of the tower and runways following the reinforcement, above described and have stated the runways have been rendered completely safe for continued use; that no one in the Department of Buildings has questioned the safety of the structure as thus reinforced.

Resolved, that the decision of the Borough Superintendent dated December 13, 1955, acting on B.N. App. 2592/55, Objections No. One and Two, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing hoistway, as constructed and which has been in use during the progress of building *on condition* that the cables as proposed shall be added, as well as the additional uprights; that this variance shall be for this building only and not to be considered as the basis for general approval; that this scaffold and hoistway may continue only so long as is necessary to continue up to the completion of the building; that in all other respects the hoist tower and runways shall comply with the requirements of the approval by the Board under Cal. No. 364-44-SM; that as to Objection No. 2, the unlawful planks, not fireproofed, that have been used shall not be used until they are treated in a manner to render them fireproof to the satisfaction of the borough superintendent, or new fireproofed wood planks substituted.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Company, owner.

SUBJECT—Application for consideration—reopening as to restore to docket—re Appeal from a decision of the borough superintendent; previously dismissed for lack of prosecution.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur E. Cooney.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application restored to the docket and set for hearing on January 24, 1956, at 2 P. M., to be heard in conjunction with Cal. No. 692-55-A, affecting same premises.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald D. Roth.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 17, 1956, at 2 P. M., at the request of the applicant; applicant to furnish the Board with information as to extinguishing equipment and as to flash point of the oil.

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald D. Roth.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 17, 1956, at 2 P.M., at the request of the applicant.

(Remaining Minutes of the Meeting of December 20, 1955 will be printed in the Bulletin of January 3, 1956.)

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

(Cal. No. 217-21-SR)

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, January 13, 1956, at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Covering the Installation and Use of Oil Burning Equipment and the Storage of Oils Used in Connection Therewith.

Note: New matter appears in *italics*; old matter to be deleted appears in brackets [ ].

Rule 2. Definitions.

2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous *or intermittent* operation.

2.9 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families including convents, rectories and monasteries.

2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth *outside of buildings,* such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:

2.14 INDUSTRIAL INSTALLATIONS: [Oil burner installations for industrial purposes.] *The same as Commercial Installations—see 2.5.*

Rule 3. Oil Permitted.

3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in *current* Commercial Standard [CS12-38] *published by the* U. S. Department of Commerce *The holder of a Class B Installer's License shall be permitted to install fuel oil burning equipment capable of burning only oils that may be directly ignited by electrical ignition without preheating.*

[, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{ Range Oil
{ No. 1 Fuel Oil
No. 2 " "
No. 4 " "
No. 5 " "
No. 6 " "]

Rule 4. Standards for Approval of Oil Burners by the Board.

4.1 Approved burners, including oil-burning heaters, *and electrical controls,* shall be an assembly of approved parts suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4″) of *masonry.* [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2″ x 2″ mesh, and extending at least four inches (4″) beyond the horizontal outline of tank in all directions, with weep holes along the bottom one inch in diameter not more than 3 ft. apart.] Each storage tank may be placed in a protective enclosure having [solid] masonry walls not less than [eight inches (8″)] *four inches (4″)* in thickness [and of dimension not less than fifteen inches (15″) greater on all sides than the outside dimensions of the storage tank.] The walls of *the enclosure* shall be carried up to a height not less than two feet (2′) above the top of the tank *or to the ceiling where the ceiling is less than two feet (2′) above the top of the tank.* [A fireproof access door] *An access door of incombustible materials* shall be installed in the enclosure. [above the point where the enclosure has a capacity equal to the tank; and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.] The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.4 Outside of Buildings, Above Ground.

6.4.1 Storage tanks *of a capacity greater than 275 gallons* located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10′) from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built, upon	16,000	gallons
If distant 30 feet.....	24,000	"
If distant 40 feet.....	36,000	"
If distant 50 feet.....	48,000	"
If distant 60 feet.....	60,000	"
If distant 75 feet.....	96,000	"
If distant 85 feet or more..	100,000	"

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no *buried* tank shall be placed within twenty feet (20′) of any wall, separating a building from the subway, and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. *Where the subway passes directly underneath a building, the tank located within the building above ground shall be placed within a welded steel oil-tight pan of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2 Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief *or pressure regulating* valve *in the piping system* to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connections shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*

7.2.3 Relief valves shall be set to discharge at not more than one and one-half (1½) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision.* There shall be no shut-off valve in the line of relief.

7.3 Vent Pipe.

7.3.4 Vent pipes shall be provided with *an approved* weather-proof hood *having a free area of not less than the pipe size area* and shall terminate outside the building not less than two feet (2′) from any building opening and not less than two feet (2′) nor more than twelve (12′) above the fill pipe terminal except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1″) line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2′) of any building opening or subway grating at or below the level of the fill pipe terminal. No fill pipe shall be less than 2 inches in diameter. *Installations utilizing No. 6 fuel oil shall be equipped with fill pipe having a minimum diameter of three inches (3″), which must be carried to within three feet (3′) of the curb or such other distance as may be required by the Bureau of Highways, provided however that in buildings having no curb lines but having facilities for off-street deliveries, the fill pipe terminal shall be installed elsewhere, as approved by the administrative official.*

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and a swing check valve [which] shall be located at the fill pipe terminal *and the shut-off valve may be located at the fill box terminal or inside the building in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. *No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, Plants, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 *Applications.*

[10.1.2] Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate or license issued by the Fire Commissioner, on forms furnished by the Fire

Commissioner [and] *which* shall [provide for] *include* the location of the building in which the installation [is to be] *has been* made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.

10.1.3 CO_2 *Affidavit.*

[10.1.3] No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *there has been furnished a sworn statement by the installer in proper affidavit form attesting to such installation and test,* and that the CO_2 content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 *Tank and Piping Tests.*

[10.3.1] All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

12.1 *Ventilation, Connections to Chimneys.*

[12.1] No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article 11 of the Administrative Building Code except that in [high pressure mercantile and industrial plants,] *commercial buildings, public buildings and multiple dwellings,* several units may be connected to a *common* boiler room [stack.] *chimney.*

12.2 *Adequate Ventilation.*

[12.2] Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed [.], *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated.*

12.3 *Dampers.*

[12.3] Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time [,]. [and on all installations in one and two family dwellings an approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

Rule 14. Fire Protection.

14.6 *Oil Burning Devices.*

[14.6] Oil burning devices designed for installation with storage of not more than six (6) gallons shall be [firmly anchored to the floor,] set level and *firmly anchored.* The floor beneath [the] stoves or any such heating devices *shall be* protected by a shield of ½" asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

[14.7 Near each boiler or furnace of a fuel oil-burning unit there shall be kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.]

14.7 *Extinguishers.*

One approved hand fire extinguisher of not less than two (2) quart capacity suitable for oil fires, or two (2) sand pails with rounded bottom, shall be provided near each boiler, furnace or other oil burning unit. Extinguishers shall be provided for all suspended oil burning units.

Rule 15. Instruction Cards and Certificate of Fitness.

15.2 *Except as provided in Rule 15.2.1 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

15.2.1 In any installation utilizing No. 6 fuel oil which is equipped with controls performing the functions set for below, the heating system shall be under the supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed at a building and whose employment has, as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fire-

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

PUBLIC HEARING

man issued after May 1, 1941 under the provisions of C-26-213.0 the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate.

The controls are to provide the following functions:

A. A protectorelay unit shall be provided which shall close the main fuel valve within two to four seconds following flame failure, and shall include a temperature controlled safety switch to shut down the system within 25 to 55 seconds in event of flame or ignition failure.

B. A low voltage alarm contact to close an external alarm circuit in event such a signal is required.

C. The protectorelay shall include a self-checking circuit which shall automatically prove each part or component before every burner starts, so designed that, should a failure occur, the burner cannot be started. The timing for interrupted ignition shall be fully adjustable over a range of 5 seconds to 3 minutes. Each unit shall provide for pre-ignition purge and postpurge timing approximately 15 seconds in duration, or an optional main fuel valve delay timing of 15 seconds and a 15 second postpurge timing.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

UNIVERSITY OF ILLINOIS-URBANA
352.05 NEW C001 v.40:27-52(1955
Bulletin.
3 0112 087953961